Short term RFP for Selection of Agency for

Preparation of GIS based Master Plan for the Local Planning Area of Greater Bangalore Authority (GBA)

Through e-procurement

Tender reference number: GBA/2026-27/SE0030

Tender Document

Greater Bangalore Authority (GBA)

N.R. Square, Hudson Circle, Bengaluru, Karnataka 560002

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ACRONYMS

AEP	Assignment Execution Plan
BDA	Bangalore Development Authority
BMA	Bangalore Metropolitan Area
CDP	Comprehensive Development Plan
CEO	Chief Executive Officer
CVs	Curriculum Vitae
EMD	Earnest Money Deposit
FGD	Focus Group Discussion
GBA	Greater Bengaluru Authority
GIS	Geographic Information System
GoI	Government of India
GoK	Government of Karnataka
HFL	Highest Flood Level
ITC	Information to Agency
JnNURM	Jawaharlal Nehru Urban Renewal Mission
KTCP	Karnataka Town and Country Planning
LoA	Letter of Acceptance
MoUD	Ministry of Urban Development
MoP	Mobility Plan
NIT	Notice Inviting Tender
NTODP	National Transit Oriented Development Policy
NUSP	National Urban Sanitation Policy

NUTP	National Urban Transport Policy
PSS	Planning Support System
RTI	Right to Information Act
Sf	Financial Score
St	Technical Score
TD	Tender Document
TOD	Transit Oriented Development
ToR	Terms of Reference
URDPFI	Urban and Regional Development Plans Formulation and Implementation

DISCLAIMER

The information contained in this Tender Document (the "**TD**") or subsequently provided to Bidder (s), whether verbally or in documentary or any other form by or on behalf of the Greater Bangalore Authority (Client) or any of their employees or advisors, is provided to Bidder (s) on the terms and conditions set out in this TD and such other terms and conditions subject to which such information is provided.

This TD is not an agreement and is neither an offer nor invitation by the Authority to the prospective Bidders or any other person. The purpose of this TD is to provide interested parties with information that may be useful to them in preparing their technical proposals and financial offers pursuant to this TD (the "**Proposal**"). This TD includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This TD may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this TD. The assumptions, assessments, statements and information contained in this TD may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this TD and obtain independent advice from appropriate sources.

Information provided in this TD to the Bidder (s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder or Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this TD or otherwise, including the accuracy, adequacy,

correctness, completeness or reliability of the TD and any assessment, assumption, statement or information contained therein or deemed to form part of this TD or arising in any way in this Bid Stage.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this TD.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this TD.

The issue of this TD does not imply that the Authority is bound to select a Bidder or to appoint the Selected Bidder or Agency, as the case may be, for the Event and the Authority reserves the right to reject all or any of the Bidders or Proposals without assigning any reason whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Proposal. All such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Proposal, regardless of the conduct or outcome of the Bidding Process.

Section-1: Notice Inviting Global Tender (NGT)

Greater Bengaluru Authority (GBA)

N.R. Square, Hudson Circle, Bengaluru, 560002
Karnataka
Email : gba.masterplan@gmail.com
Website: www. bbmp.gov.in

No: GBA/2026-27/SE0030 Date: 03-06-2025

Global E-tender for Selection of Agency for Preparation of GIS based Master Plan for Local Planning Area of Greater Bengaluru Authority

KPPP Indent No: GBA/2026-27/SE0030

GBA proposes to prepare Master Plan for the Local Planning Area of Greater Bangalore Authority facilitating orderly development of the area coming under the purview of GBA. GBA proposes to engage the services of a reputed agency, selected through e-tender process for preparation of the above Master Plan.

Following is the schedule of activities:

1	**Uploading the Tender document in e-portal**	**03-06-2026**
2	**Online Pre-Bid Meeting**	**11-06-2026 at 12.30 PM** https://meet.google.com/vmy-sgkb-get
3	**Last Date for submission of Tender in www.kppp.karnataka.gov.in)**	**20-06-2026 at 05.30 PM**
4	**Opening date of tender thorugh KPPP:**	**22- 06 -2026 at 12:30 PM**
5	**Selection Process:**	**QCBS**

Terms

Tender document containing details of eligibility criteria, scope of work and other and conditions may be obtained from the website of e-procurement Department, Government of Karnataka. GBA reserves the right to reject any or all Proposals without assigning any reason, whatsoever.

Sd/-
Additional Chief Town Planner,
Greater Bengaluru Authority

Section-2: Information to Agency (ITC)

1. Introduction

1.1. The Client named in the "Data Sheet (the Proposal)" will select an agency in accordance with the method of selection indicated in the Data Sheet.

1.2. The Agency (or Bidders or Agencies) are invited to submit a Technical Proposal and a Financial Proposal, as specified in the Data Sheet for consulting services required for the Assignment named in the Data Sheet. The Proposal will be the basis for contract negotiations and ultimately for a signed contract with the selected Agency.

1.3. The Assignment shall be implemented in accordance with the phasing indicated in the Data Sheet.

1.4. The Agency must familiarize themselves with local conditions and take them into account in preparing their Proposals. To obtain first-hand information on the Assignment and on the local conditions, Agencies are encouraged to pay a visit to the Client before submitting a Proposal, and to attend a pre-bid conference if one is specified in the Data Sheet. Attending the pre-bid meeting is optional. The Agency's representative should contact the designated officer named in the Data Sheet to arrange for their visit or to obtain additional information on the pre-bid conference. Agency should ensure that the officer is advised of the visit in adequate time to allow them to make appropriate arrangements.

1.5. The Client will provide the inputs specified in the Data Sheet, assist the agency in obtaining licenses and permits needed to carry out the services, and make available relevant project data and reports.

1.6. Please note that (i) the costs of preparing the proposal and of negotiating the contract, including a visit to the Client, are not reimbursable as a direct cost of the Assignment; and (ii) the Client reserves the right to accept or reject any bid or all the bids and to annul the bidding process and reject all bids at any time prior to award of contract, without thereby incurring any liability or any obligation to inform the affected bidder or bidders of the grounds for the said action.

1.7. Greater Bangalore Authority (GBA) expects Agency to provide professional, objective, and impartial advice and at all times hold the Client's interests paramount, without any consideration for future work, and strictly avoid conflicts with other assignment or their own corporate interests. Agency shall not be hired for any assignment that would be in conflict with their prior or current obligations to other clients, or that may place them in a position of not being able to carry out the assignment in the best interest of the Client.

1.8. Without limitation on the generality of this rule, Agency shall not be hired under the circumstances set forth below :

a) An agency which has been engaged by the Client to provide goods or works or services for a project, and any of their affiliates, shall be disqualified from providing consulting services for the same project. Conversely, the agency hired to provide consulting services for the preparation or implementation of a project, and any of their affiliates, shall be disqualified from subsequently providing goods or works or services related to the initial assignment (other than a continuation of the agency's earlier consulting services) for the same project.

b) Agency or any of their affiliates shall not be hired for any assignment which, by its nature, may be in conflict with another assignment of the Agency.

1.9. Agency may be hired for downstream work, when continuity is essential, in which case this possibility shall be indicated in the Data Sheet and the factors used for the selection of the Agency should take the likelihood of continuation into account. It will be the exclusive decision of the Client whether or not to have the downstream assignment carried out, and if it is carried out, which Agency will be hired for the purpose.

1.10. It is GOK's policy to require that Agency observe the highest standard of ethics during the execution of such contracts. In pursuance of this policy, the GOK

a) defines, for the purposes of this provision, the terms set forth below as follows:

i. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value to influence the action of a public official in the selection process or in contract execution; and

ii. "fraudulent practice" means a misrepresentation of facts in order to influence a selection process or the execution of a contract to the detriment of GOK/GBA, and includes collusive practices among Agency (prior to or after submission of proposals) designed to establish prices at artificial, non-competitive levels and to deprive GOK/GBA of the benefits of free and open competition

b) will reject a proposal for award if it determines that the agency recommended for award has engaged in corrupt or fraudulent activities in competing for the contract in question;

c) will declare the agency ineligible, either indefinitely or for a stated period of time, to be awarded GOK/GBA -financed contract if it at any time determines that the agency has engaged in corrupt or fraudulent practices in competing for, or in executing, a GOK/GBA -financed contract; and

d) will have the right to require that, GOK/GBA to inspect Agency's accounts and records relating to the performance of the contract and to have them audited by auditors appointed by GOK.

1.11. Agency shall not be under a declaration of ineligibility for corrupt and fraudulent practices issued by GOK/GOI/GBA/any other Competent authority in accordance with the above sub para 1.10 c.

Agency shall be aware of the provisions on fraud and corruption stated in the standard contract under the clauses indicated in the Data Sheet.

2. Clarifications , Pre – Bid Meeting / Amendment of Tender Document

2.1. The Bidder or his official representative may attend a pre-bid meeting, which will be held at the place, date and time as indicated in Data Sheet. The purpose of the meeting will be to clarify issues and to answer questions on any matter that

may be raised at that stage to enable the Bidders to submit tenders without conditions / qualifications.

2.2. All clarifications must be sought in writing before the pre-bid meeting prior to the last date of seeking clarifications mentioned in Data Sheet or if permitted before the extended date. No clarifications will be entertained subsequently. The Bidders are requested to submit any questions in writing or e-mail to the following address:

Chief Town Planner
Greater Bengaluru Authority
N.R. Square, Hudson circle,
Bengaluru-560 002
E-mail: gba.masterplan@gmail.com

GBA shall endeavour to respond to the queries within the period specified therein. The responses to all queries without identifying the source will be uploaded on the website of https://www.kppp.karnataka.gov.in such responses provided by GBA shall form part of Tender Document.

GBA reserves the right not to respond to any questions or provide any clarifications, in its sole discretion, and shall not be construed as obliging GBA to respond to any question or to provide any clarification.

3. Preparation of Proposal

3.1. Agency is requested to submit a Proposal written in the language(s) specified in the Data Sheet.

Technical Proposal

3.2. In preparing the Technical Proposal, Agency is expected to examine the documents comprising this TD in detail. Material deficiencies in providing the information requested may result in rejection of a Proposal.

3.3. While preparing the Technical Proposal, Agency must give particular attention to the following:

a) If an Agency considers that it does not have all the expertise for the Assignment, it may obtain a full range of expertise by associating with individual Agency(s) and/or other Agency or entities as appropriate.

b) For assignments on a staff-time basis, the estimated number of key professional staff-months is given in the Data Sheet. The proposal shall, however, be based on the number of key professional staff-months estimated by the agency.

c) It is desirable that the majority of the key professional staff proposed be permanent employees of the agency or has an extended and stable working relation with it.

d) Proposed key professional staff must at a minimum have the experience indicated in the Data Sheet.

e) Alternative key professional staff shall not be proposed, and only one curriculum vitae (CV) may be submitted for each position.

f) Reports to be issued by the Agency as part of this assignment must be in the language(s) specified in the Data Sheet. It is desirable that the agency's personnel have a working knowledge of the Client's official language.

3.4. The Technical Proposal should provide the following information using the attached Standard Forms (Section 3):

a) A brief description of the Agency's organization and an outline of recent experience on assignments (Form-3B) of a similar nature. For each assignment, the outline should indicate, inter alia, the profiles and names of the staff provided, duration of the assignment, contract amount, and the agency's involvement.

b) Any comments or suggestions on the Terms of Reference and on the data, a list of services, and facilities to be provided by the Client (Form-3C).

c) A description of the methodology and work plan for performing the assignment (Form-3D).

d) The list of the proposed staff team by specialty, the tasks that would be assigned to each staff team member, and man-months of involvement (Form-3E).

e) CVs recently signed by the proposed key professional staff and the authorized representative submitting the proposal (Form-3F). Key information should include number of years working for the agency, and degree of responsibility held in various assignments during the last five/ten years.

f) Estimates of the total staff effort (professional and support staff; staff time) to be provided to carry out the Assignment, supported by bar chart diagrams showing the time proposed for each key professional staff team member. (Form – 3G)

g) Power of Attorney format as per Form 3H

h) Bank Guarantee format for performance security as per Form 3I

i) The various deliverables to be submitted by the agency and the deliverable submission timelines as per format 3J.

j) Annual Turnover Statement Form 3K

k) Format of Affidavit Form 3L

l) A detailed description of the proposed methodology, staffing, and monitoring of training, if the Data Sheet specifies training as a major component of the assignment.

m) Any additional information requested in the Data Sheet. 3L

The Technical Proposal shall not include any financial information.

Financial Proposal

3.5. In preparing the Financial Proposal, Agency is expected to take into account the requirements and conditions of the TD. The Financial Proposal should follow Standard Forms (Section 4). It lists all costs associated with the Assignment. If appropriate, these costs should be broken down by activity.

3.6. Agency shall express the price of their services in Indian Rupees.

3.7. The Data Sheet indicates how long the proposals must remain valid after the submission date. During this period, the Agency is expected to keep available the key professional staff proposed for the assignment. The Client will make its best effort to complete negotiations within this period. If the Client wishes to extend the validity period of the proposals, the Agency who do not agree have the right not to extend the validity of their proposals.

3.8. **Earnest Money Deposit (EMD) and Tender Processing Fees**:

EMD shall be paid in total through e-payment on or before the last date for submission of tender, payable at Bengaluru, in favour of the Employer.

4. Submission, Receipt and Opening of proposals

4.1. The Agency shall prepare and upload the Technical Proposal comprising the following documents on e-procurement platform:

4.1.1. Technical Proposal Submission Form as per Form-3A
4.1.2. Agency's Profile and References as per Form-3B
4.1.3. Additional details/ documents, if applicable.
4.1.4. Comments and suggestions on the Terms of Reference and on data services and facilities to be provided by the Client as per Form-3C
4.1.5. Description of the Methodology and Work Plan for performing the assignment as per Form-3D
4.1.6. Team Composition and Task Assignments as per Form-3E
4.1.7. Format of Curriculum Vitae of proposed key professional staff as per Form-3F
4.1.8. Time Schedule for Key Personnel Form-3G
4.1.9. Copy of Registrations under relevant Acts /Rules
4.1.10. Copy of PAN Card
4.1.11. Copy of GST Registration Certificate
4.1.12. Financial proposal as per Form-4A
4.1.13. Summary of Costs as per Form-4B
4.1.14. Breakup of financial proposal as per Form-4C

4.2. Bidders shall enter the Financial Proposal in the relevant slot(s) provided in e portal Financial Proposal–Format-4A is only for reference of Bidder.

4.3. Client reserves the right to seek original documents for verification of any of the documents or any other additional information / documents upon opening of the Bidding Documents.

4.4. An authorized representative of the Agency initials all pages of the Proposal. The representative's authorization is confirmed by a written power of attorney as in Form-3H accompanying the proposal.

4.5. The completed Technical and Financial Proposal must be submitted in the e-portal on or before the time and date stated in the Data Sheet. Any Proposal received after the closing time for submission of proposals shall not be accepted.

4.6. After the deadline for submission of proposals the Technical Proposal shall be opened in e-portal on the date and time specified in the Data Sheet. The Financial Proposal shall be kept unopened in e-portal and Financial Proposals of only technically qualified Agencies will be opened in e portal. The date of opening financial proposals will be communicated to the technically qualified bidders for their information.

5. Proposal Evaluation

5.1. General

5.1.1. From the time the proposals are opened to the time the contract is awarded, if any Agency wishes to contact the Client on any matter related to its proposal, it should do so in writing at the address indicated in the Data Sheet. Any effort by the agency to influence the Client in the Client's proposal evaluation, proposal comparison or contract award decisions may result in the rejection of the Agency's proposal.

5.1.2. Evaluators of Technical Proposals shall have no access to the Financial Proposals until the technical evaluation, including its approval by competent authority is obtained.

5.2. Evaluation of Technical Proposals

5.2.1. The Evaluation Committee appointed by the Client evaluates the proposals on the basis of their responsiveness to the Terms of Reference, applying the evaluation criteria, sub-criteria and point system specified in the Data Sheet. Client reserves the right to seek any clarifications from the Bidders enabling evaluation of Technical Proposals. Each responsive proposal will be given a technical score (St). A proposal shall be rejected at this stage if it does not

respond to important aspects of the Terms of Reference or if it fails to achieve the minimum technical score indicated in the Data Sheet.

5.3. Public Opening and Evaluation of Financial Proposals; Ranking

5.3.1. After the evaluation of technical proposals is completed. The Client shall notify the Agencies those have secured the minimum qualifying mark, indicating the date and time set for opening the Financial Proposals.

5.3.2. The Financial Proposals of technically qualified bidders shall be opened in e-portal on a date to be fixed by the Client. Evaluation Committee will determine whether the Financial Proposals are complete and correct any computational errors.

5.3.3. The lowest Financial Proposal (Fm) will be given a financial score (Sf) of 100 points. The financial scores (Sf) of the other Financial Proposals will be computed as indicated in the Data Sheet. Proposals will be ranked according to their combined technical (St) and financial (Sf) scores using the weights (T= the weight given to the Technical Proposal; P = the weight given to the Financial Proposal; T + P = 1) indicated in the Data Sheet: S = St × T % + Sf × P%. The Agency achieving the highest combined score will be invited for negotiations.

5.4. Negotiations

5.4.1. Negotiations will be held at the address indicated in the Data Sheet and finalized by a Committee constituted by GBA for this purpose. The aim is to reach agreement on all points and sign a contract.

5.4.2. Negotiations will include a discussion of the Technical Proposal, the proposed methodology (work plan), staffing and any suggestions made by the agency to improve the Terms of Reference. The Client and Agency will then work out final Terms of Reference, staffing, and bar charts indicating activities, staff, periods in the field and in the home office, staff-months, logistics, and reporting. The agreed work plan and final Terms of Reference will then be incorporated in the "Description of Services" and form part of the contract. Special attention will be paid to getting the most the Agency can offer within the available budget and

to clearly defining the inputs required from the Client to ensure satisfactory implementation of the Assignment.

5.4.3. Unless there are exceptional reasons, the financial negotiations will involve neither the remuneration rates for staff (no breakdown of fees) nor other proposed unit rates.

5.4.4. Having selected the Agency on the basis of, among other things, an evaluation of proposed key professional staff, the Client expects to negotiate a contract on the basis of the experts named in the Proposal. Before contract negotiations, the Client will require assurances that the experts will be actually available. The Client will not consider substitutions during contract negotiations unless both parties agree that undue delay in the selection process makes such substitution unavoidable or that such changes are critical to meet the objectives of the assignment. If this is not the case and if it is established that key staff was offered in the proposal without confirming their availability, the Agency may be disqualified.

5.4.5. The negotiations will conclude with a review of the draft form of the contract. To complete negotiations the Client and the Agency will initial the agreed contract. If negotiations fail, the Client will invite the agency whose proposal received the second highest score to negotiate a contract.

5.5. Performance Security

5.5.1. The selected Bidder should provide a Performance Security equal to **5%** (Five percent) of the contract value in the format set out in the draft service agreement by way of an unconditional & irrevocable Bank Guarantee from Nationalized Bank/Scheduled Commercial Bank, required under the draft service agreement. The Performance Security shall be kept valid in full force and in effect till the limited liability period i.e. one year after the completion of the project.

5.5.2. Failure of the selected Bidder to comply with the requirement of the Clause-5.5.1 shall constitute sufficient grounds for the annulment of the LoA and forfeiture of the EMD. In such an event, GBA shall reserve the right to take any

such measures as may be deemed fit in the sole discretion of GBA, including annulment of bidding process.

5.6. Award of Contract

5.6.1. The contract will be awarded following negotiations as per the timelines mentioned in Data Sheet. After negotiations are completed, the Client will promptly notify other Agency that they were unsuccessful.

5.6.2. The Agency is expected to commence the Assignment on the date and at the location specified in the Data Sheet.

5.7. Penalty

5.7.1. The Authority shall impose penalty on the selected Bidder for failure in carrying out the assignment in respect of quality, time schedule and adequacy, as specified in the Service Contract.

5.8. Confidentiality

5.8.1. Information relating to evaluation of proposals and recommendations concerning awards shall not be disclosed to the Agency who submitted the proposals or to other persons not officially concerned with the process, until the winning Agency has been notified that it has been awarded the contract.

5.9. Limitations of Liability Provisions

The Consultant's maximum total aggregate liability towards the Client under this Contract for all claims, losses, indemnity, damages, penalties and expenses in any way arising from or related to the performance of this Contract whether, resulting from negligence, statute, tort or otherwise (meaning for any damages from any causes whatsoever and whatever the legal basis), shall be limited to 100% of the Contract Value and liability period shall be upto 12 months after the completion of the project.

Data Sheet

Information to Agency

1. The name of the Client: **Greater Bengaluru Authority (GBA).**

2. The method of selection: Quality-and Cost-Based Selection (QCBS) with **80%** weightage to Technical Proposal and **20%** to Financial Proposal.

3. Technical and Financial Proposals are requested: Yes

4. The name, objectives and description of the Assignment are:

    a. Name: Preparation of GIS based Master Plan for the Local Planning Area of Greater Bengaluru Authority (GBA)

    b. Objectives and description: Explained in ToR.

5. The Assignment is phased: As per Clause 1.1.4 Section 5

6. A pre-proposal conference will be held: Yes

7. The name, address and telephone numbers of the Client's Official are:

    Chief Town Planner,
    Greater Bengaluru Authority,
    N.R. Square, Hudson Circle,
    Bengaluru – 560 002
    Tel.: -9480190409 **e-mail** : **gba.masterplan**@gmail.com

8. The Client will facilitate to provide the following inputs:

    a. Data, maps, statistics, reports collected and compiled during preparation of previous Master Plan available with BDA.

    b. Layouts developed by BDA, private layouts approved by BDA and change of landuse details available with BDA.

    c. Maps, Drawings, Reports, Documents, any ongoing/upcoming project details, Master Plan readily available with GBA.

    d. The Drone survey ORI (Ortho Rectified Image) derived output image (with a spatial resolution of 3cm to 5cm and 15cm -20 cm positional accuracy).

    e. The Base map prepared by KSRSAC along with land use map. The land use map is done based on the interpretation of the ORI image and supplemented by satellite image of 2023 and other secondary sources.

f. GBA will provide space to the Agency for setting up their office in any of the premises owned by GBA and the Agency has to make its own arrangement for office equipment and other facilities.

g. The URDPFI and AMRUT guidelines will be made available to calculate provision of social amenities including health and educational infrastructure and physical infrastructure, provision of resources and infrastructure.

h. List of all on-going and planned projects readily available with it.

9. The Client envisages the need for continuity for downstream work : No

10. The clauses on fraud and corruption are as in the Clause 1.10 of the Service Contract

11. The address for requesting clarifications is:

Chief Town Planner,
Greater Bengaluru Authority,
N.R. Square, Hudson Circle,
Bengaluru – 560 002
Tel.:- 9480190409**e-mail** : **gba.masterplan**@gmail.com

12. All Proposals should be submitted in English language

13. Shortlisted agency may associate with other agency: yes

14. The estimated number of Key Professionals required for the assignment: 18

15. The minimum required qualification and experience of proposed key professional staff are as below:

Sl. No.	Particulars	Number of persons	Min. Education Qualification	Min. exp. (Yrs.)	Specific Expertise
1	Team Leader / Urban Planner	01	Graduate in BE (Civil)/B.Tech (Civil)/B.Arch/B. Plan and Post Graduate in Urban and Regional Planning or Masters in City Planning / Master in Urban Planning Additional qualification: PhD in any subject within the domain of	15	Should have completed preparation of at least two Master Plans (for an area of minimum 500 sq. Km. each for projects within India, minimum 300sqkms area for abroad projects)/Regional Plans, as a Team Leader in the last 15 years.

Sl. No.	Particulars	Number of persons	Min. Education Qualification	Min. exp. (Yrs.)	Specific Expertise
			urban planning/ Any equivalent Post graduate degree/ PG Diploma		
2-3	Town Planners / Urban & Regional Planners –Senior one of whom can be designated as Deputy team leader	02	Post Graduate in Urban and Regional Planning or Masters in City Planning / Master in Urban Planning Additional qualification: PhD in any relevant domain/ Any equivalent Post graduate degree/ PG Diploma	10	Should have been involved in preparation of at least two Master Plan /Regional Plan as a Member of the Team in the last 15 years. Experience in working on Mobility plan is desirable.
4-5	Town Planners / Urban & Regional Planners-Junior.	02	Post Graduate in Urban and Regional Planning or Masters in City Planning / Master in Urban Planning Additional qualification: PhD in any relevant domain/ Any equivalent Post graduate degree/ PG Diploma	5	Should have been involved in preparation of at least one Master Plan/Regional Plan/ Area Plan/ Town Planning Schemes, as a Member of the Team in the last 5 years. Experience in working on Mobility plan is desirable
6	Transport Planner – Senior	01	Post Graduate in Traffic & Transportation Engineering / Planning or MS in Civil with Specialisation in Transport Additional qualification: PhD in relevant domain/ Any equivalent Post graduate degree/ PG Diploma	10	Should have been involved in preparation of at least one Master Plan or Mobility plan, as a Member of the Team in the last 5 years. Experience in working on Regional Plan, Area Plan, Town Planning Schemes , transit oriented development plans and polices is desirable

Sl. No.	Particulars	Number of persons	Min. Education Qualification	Min. exp. (Yrs.)	Specific Expertise
7	Transport Planner – Jr.	01	BE Civil /Graduate in Traffic & Transportation Engineering / Planning Additional qualification : Post Graduate in Traffic & Transportation Engineering / Planning or MS in Civil with Specialisation in Transport /Equivalent PG diploma	05	Should have been involved in preparation of at least one Master Plan or Mobility plan, as a Member of the Team in the last 5 years. Experience in working on Regional Plan, Area Plan, Town Planning Schemes, transit oriented development plans and polices is desirable Schemes, as a Member of the Team in the last 5 years.
8	Infrastructure planner	01	Post Graduate in Infrastructure planning / engineering Additional qualification: PhD in relevant domain /Equivalent PG diploma	05	Should have been involved in preparation of at least one Master Plan, Regional Plan, Area Plan, Town Planning Schemes as a Member of the Team in the last 5 years.
9	Urban Designer	02	Post Graduate in Urban Design Additional qualification: PhD in relevant domain/ Any equivalent Post graduate degree / PG diploma	10	Should have been involved in preparation of at least one Master Plan, Area Plan, Town Planning Schemes, redevelopment / renewal projects/ ToD projects and Form based Codes as a Member of the Team in the last 5 years.
10	GIS Specialist	01	M.Tech in Geo Informatics / Masters in Geography / PG Dip. in Geo Informatics or equivalent	10	Should have been involved in developing and managing geo-databases, GIS software tools, at least for one Master Plan as a member of the Team in the last 5 years.
11	GIS Expert	01	M.Tech in Geo Informatics / Masters in Geography / PG Dip. in Geo Informatics or equivalent	05	Should have been involved in developing and managing geo-databases, GIS software tools, at least for one Master Plan as a member of the Team in the last 5 years.

Sl. No.	Particulars	Number of persons	Min. Education Qualification	Min. exp. (Yrs.)	Specific Expertise
12	Socioeconomic Expert *	01	Post Graduate in Social Work/ MA in Sociology or Equivalent	05	Should have been involved in collection of field data and socio-economic surveys, analysis of socio-economic data of cities/towns at local level, projections, creation of urban database using secondary sources at least for one Master Plan in the last 5 years.
13	Environmental Engineer/Planner *	01	Post Graduate in Environmental Engineering /Environmental Planning	05	Should have been involved in at least one Climate Action Plan(CAP), Master Plan for Eco-Sensitive Zones including Ecological Plan, Environment Impact Assessment (EIA) related study in the last 5 years.
14	Financial Analyst *	01	MBA Finance / CA / M.Com	05	Should have been involved in financial structuring / analysis / studies at least for one Master Plan in the last 5 years.
15	Conservation Architect *	01	Post Graduation in Conservation Architecture/ Post graduation in Urban Planning or urban design with experience in conservation projects	05	Should have been involved in architectural conservation, framing special architectural regulations for heritage area and precincts and related work at least for one Master Plan in the last 5 years.
16	Survey Manager	01	BE (Civil) / Graduate in Geo Informatics	05	Should have been involved in GIS mapping / analysis at least for one Master Plan in the last 5 years.
17	Statistician / Data Analyst *	01	Bachelor / Master in Statistics	10	Should have been involved in analysis of data and use of statistics, algorithms and other data analytics tools during survey for at least one Master Plan in the last 5 years.
Total		**18**			

* In case of non-availability of in-house expertise, these professionals can be outsourced for the assignment with an appropriate MoU between outsourced employee and agency.

Note:

i. The CV of professionals should clearly capture all details required to ascertain the eligibility of professionals.

ii. At least Two members among the above professionals shall have proficiency in Kannada.

16. Reports, Maps, Zonal Regulations etc., which are part of the assignment must be written in English language. The consultant shall submit reports of Draft Master Plan and Final Master Plan in both Kannada and English. Summaries and presentations at interim stages of the project shall be submitted both in Kannada and English.

17. Training is an important feature of this Assignment: **Yes**

18. It is expected that the Agency will provide appropriate training to designated GBA officials and other stakeholder involved in implementation of master plan including Knowledge and Skill Transfer as detailed in the Terms of Reference

19. Additional Information in the Technical Proposal includes: Agency may include additional information which are directly connected to the proposal and in support of their capability.

20. Proposals must remain valid for 90 days after Request for Proposal Due Date (PDD).

21. No. of Copies to be submitted: Agency to submit the Proposals only in e-procurement Portal and no physical submission is allowed

22. The proposal submission address is: e-portal of GoK (www.kppp.karnataka.gov.in).

23. The information on the outer envelope should also include: **Not Applicable.**

24. Client will adhere to the following Schedule of Tendering Process :

1	Uploading the Tender document in e-portal	03-06-2026
2	Last date for receiving queries on Tender Document	10-06-2026 at 5.30 PM

3	Online Pre-Bid meeting	11-06-2026 at 12.30 PM https://meet.google.com/vmy-sgkb-get
4	Last Date for submission of Tender in e-portal	20-06-2026-at 5.30 PM
5	Opening of Technical Proposals in the e-portal at the Office of GBA	22-06-2026 at 12 .30 PM
6	Opening of Financial Proposals of Technically qualified Bidders in the e-portal at the Office of GBA	After completion of technical evaluation

Any changes in the schedule will be informed only through e-portal and will not be notified in Newspapers.

25. The bidder will pay an EMD of Rs. 15,00,000/- (Rupees fifteen Lakhs only) through e-payment.

26. The address to send information to the Client is:

Chief Town Planner,
Greater Bengaluru Authority,
N.R. Square, Hudson Circle,
Bengaluru – 560 002
Tel.:- 9480190409, **e-mail** : **gba.masterplan**@gmail.com

27. For selection, the Agency shall satisfy the following eligibility criteria:

a. Bidders shall submit bids as a Single entity or Joint Venture (Lead + two members). The Bidders shall be a Company incorporated under Companies Act 1956 / 2013 or a Partnership Firm registered under Indian Partnership Act 1932 or Limited Liability Partnership Firm registered under Limited Liability Partnership Act 2008 and in existence at least for the last five years. The lead Company is responsible for execution of the terms and conditions of the contract.

b. Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, each project with minimum area of 500 sq.kms in case of projects within India and 300 sq.kms in case of projects outside India during fifteen years preceding to Request for Proposal Due Date.

c. The bidder should have achieved minimum annual turnover of Rs. 30 crores (Rupees thrity Crores) in any two years during the last eight financial years, i.e.,

2017-18 to 2024-25. In case of JV/consortium the lead member of the JV / Consortium should have achieved 60% of the minimum annual turnover requirements and the partners should have jointly achieved 40% of the annual turnover requirement in any two years during the last eight financial years, i.e., 2017-2018 to 2024-25. The bidder shall produce balance sheet and Audit Report for the financial year 2017-18 to 2024-25.

d. Documentary proof shall be submitted for previous experience in the form of work order / engagement letter / Service Agreement supported by completion certificate issued by the client. In case completion certificate is not available, agency shall provide a certificate from the client regarding assignment is completed to a stage, i.e., Ready for submission to the Government for final approval and supported by the service agreement along with Chartered Accountant's certificate confirming payments received by the agency. Such document shall specify all details required to ascertain the eligibility criteria of the bidder.

28. The number of points to be given under each of the evaluation criteria are:

Sl. No.	Evaluation Criteria	Max Points
1	**Specific experience of the agency (1A,1B,1C)**	**28**
1A.	**Master Plan in last 15 years preceding to Request for Proposal Due Date (PDD)** Bidder should have completed preparation of at least two GIS / Remote Sensing Based Master Plans (including Draft Master Plan) for Urban Local Bodies / Development Authorities in India or Abroad, with minimum area of 500 sq.kms each for projects within India or minimum area of 300 sq.kms each for projects outside India during fifteen years preceding to Request for Proposal Due Date	12
	(i) Two eligible projects: **a.** If one project in India and one project abroad: 8.0 **b.** If both projects in India or both in abroad: 6.0	8
	(ii) Additional Master Plan projects: 2 points per project	4
1B.	Experience in preparation of Transit oriented development plans for four metro stations in India or abroad: 2 points per project	**8**
1C.	Experience in preparation of atleast one CBD revitalization plan/ city core renewal plan/ or any equivalent urban redevelopment/renewal project in India or abroad:4 points per project	**8**

Sl. No.	Evaluation Criteria	Max Points
2	**Qualifications and competence of the key professional staff for the Assignment**	**45**
	(1) Team Leader / Urban planner	6
	(2) and (3) Town Planners / Urban and Regional Planner-Sr. (3 points each)	6
	(4) and (5) Town Planners / Urban and Regional Planner –Jr. (2 points each)	4
	(6) to (7) Transportation Planner (3 points for senior Professional and 2 points for junior professional)	5
	(8) Infrastructure Planner	2
	(9 & 10) Urban Designer	6
	(11) GIS Specialist	2
	(12) GIS Expert	2
	(13) Social Economic Expert	2
	(14) Environmental Engineer/Planner	2
	(15) Financial Analyst	2
	(16) Conservation Architect	2
	(17) Survey Manager	2
	(18) Statistician/Data Analyst	2
3	**Understanding the assignment, approach & methodology** a. Understanding the assignment- 6 points b. Methodology- 8 points c. Innovative Approach – 6 points	**20**
4	**Adequacy of the proposed work plan and methodology in responding to the TOR**	**7**
	a. Identification of Tasks - 2	
	b. Adequacy of the workplan & Timelines ascribed to each task -5	
	Total	**100**

Note:

i. Threshold scores for Technical Qualification shall be**: 75 (Seventy-Five)**

ii. If two agencies score equal combined scores then the agency who has been involved in preparation of greater number of Master plans within India or abroad will be selected. To this effect the agency shall in their technical proposal submit in prescribed formats all the details of Master Plan Projects / Regional Plan Projects prepared in the last fifteen years preceding to Request for Proposal Due Date. If both the agencies have equal number of projects then the agency with the highest financial turnover in any two years will be considered.

29. The weightage to be given for qualification and competence of the key professional are:

A.	**General Qualifications**	**30 %**
1	Qualifications (max 15 score)	
	- Prescribed qualification : 10 score	
	- Additional qualification : 5 score	
2	Professional experience relevant to the assignment (max. 15 score)	
	-Minimum prescribed experience : 8 score	
	-Additional: 2 score for every 1 yr.	
B.	**Adequacy for the Assignment**	**60 %**
	For Team Leader, Senior Urban Planner	
	Completion of Assignments (*)	
	- Minimum prescribed number of Assignments: 40 score	
	Experience in Master Plan/Regional Plan one each in India and abroad: 40 points	
	Experience in two Master Plan/Regional Plan, both within India or both in abroad: 30 points	
	- Additional 5 score per Assignment: maximum 20 points	
	For Senior Transport Planner	
	Experience in one Master Plan/Mobility Plan: 40	
	- Additional 5 score per Assignment: maximum 15 points - One abroad relevant project experience: Maximum 5 points	
	For other Key Professionals	
	Completion of Assignments (*)	
	- Minimum prescribed number of Assignments : 40 score	
	- Additional 5 score per Assignment : maximum 20 score	
C.	**Association with the Bidder**	**10 %**
	Full Time permanent staff (Bidder/ C. Member)– 5 score (Provident Fund registration details of the key personnel proposed as permanent employee of the bidder to be provided along with CV).	
	Years of association with the bidder (Bidder/ C. Member)-1 score / year	

(*) As specified in Clause 15 of Data Sheet for specific professionals.

30. The formula for determining the financial scores is the following:

[Sf = 100 x Fm/F, in which Sf is the financial score, Fm is the lowest price, and F is the price of the proposal under consideration]. The weights given to the Technical and Financial Proposals are: **T= 0.80 and F= 0.20**

31. The address for negotiations is:

Office of the Chief Town Planner,
Greater Bengaluru Authority,
N.R. Square, Hudson Circle,
Bengaluru – 560 002
Tel.:- 9480190409 **e-mail :** **gba.masterplan**@gmail.com

32. Selected agency shall submit a performance security at 5% (Five percent) of contract value through Bank Guarantee in favour of GBA, before executing the service contract and the Bank Guarantee shall be valid throughout the contract period and one year after the completion of the assignment (upto the limited liability period). In case the selected agency fails to submit the performance security and / or execute the agreement within the specified time frame, GBA reserves the right to take any such measures as may be deemed fit in the sole discretion of GBA including annulment of bidding process.
33. A Letter of Acceptance (LoA) will be issued by GBA to the selected Agency. The selected Agency is required to acknowledge and accept the LoA within five days from the date of issue. Successful Agency shall execute an Agreement on an e-stamp paper of required value as mandated by Department of Stamps and Registration, within 10 days from date of acceptance of LoA. In case the selected agency fails to accept the LoA or execute the agreement within the specified time frame, GBA reserves the right to approach second ranked bidder for negotiation and selection or to take any such measures as may be deemed fit in the sole discretion of GBA including annulment of bidding process.

34. The Assignment is expected to commence in the month of July 2026 at Bengaluru.

Section -3: Technical Proposal - Standard Forms

Contents	
3A.	Technical Proposal Submission Form
3B.	Agency's Profile and References
3C.	Comments and suggestions on the Terms of Reference and on data services, and facilities to be provided by the Client
3D.	Description of the Methodology and Work Plan for performing the assignment
3E.	Team Composition and Task Assignments
3F.	Format of Curriculum Vitae of proposed key professional staff
3G.	Time Schedule for key professional
3H.	Power of Attorney
3I.	Format for Performance Security
3J.	Timeline of Deliverables
3K	Format of Affidavit
3L.	Format for Annual Turnover

.

Form-3A: Technical Proposal Submission Form

[Location, Date]

From,

(Name and address of Agency)

To,
Additional Chief Town Planner
Greater Bangalore Authority,
N.R. Square, Hudson Circle, Bengaluru – 560 002

Sir,

Subject: Selection of Agency for Preparation of Master Plan for the Local Planning Area of Greater Bengaluru Authority - Technical Proposal.

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1. With reference to your TD, I/We, having examined the Bidding Documents and understood their contents, hereby submit my/our Proposal for the aforesaid Project. The Proposal is unconditional and unqualified.
2. All information provided in the Proposal and in the Appendices are true and correct.
3. This statement is made for the express purpose of qualifying as a Bidder for the successful execution of the Event.
4. I/We shall make available to the Authority any additional information it may find necessary or require to supplement or authenticate the Bid at the stage of proposal evaluation.
5. I/We acknowledge the right of the Authority to reject our Proposal without assigning any reason or otherwise and hereby waive my/our right to challenge the same on any account whatsoever.

6. I/We certify that in the last three years, I/We have neither failed to perform on any contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on my/our part.
7. I/ We declare that:
    a. I/We have examined and have no reservations to the Bidding Documents, including any Addendum issued by the Authority.
    b. I/We do not have any conflict of interest.
    c. I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in Clause 1.10 of Section 2 of the TD, in respect of any tender or request for proposal issued by or any agreement entered into with the Authority or any other public sector enterprise or any government, Central or State; and
    d. I/We hereby certify that we have taken steps to ensure that in conformity with the provisions of Clause 1.10 of Section 2 of the TD, no person acting for me/us or on my/our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
8. I/We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Proposal that you may receive nor to invite the Bidders to bid for the Project, without incurring any liability to the Bidders, in accordance with Clause 1.8 of Section 2 of the TD.
9. I/We certify that in regard to matters other than security and integrity of the country, I/We have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the Event or which relates to a grave offence that outrages the moral sense of the community.

10. I/We further certify that in regard to matters relating to security and integrity of the country, I/We have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us.
11. I/We further certify that I/We am/are not barred by the Central/ State Government, or any entity controlled by them, from participating in any project (BOT or otherwise), and the bar subsists as on the date of Bid, would not be eligible to submit a Bid.
12. I/We further certify that, in the last three years, I/We have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, nor been expelled from any project or contract nor have had any contract terminated for breach by such Bidder.
13. I/We further certify that no investigation by a regulatory authority is pending either against us or against our CEO or any of our Directors/ Managers/ employees.
14. I/We understand that in case the Selected Bidder is a foreign company, the continued eligibility shall be subject to approval of the Authority from national security and public interest perspective. The decision of the Authority in this behalf shall be final and conclusive and binding on the Bidder.
15. I/We hereby irrevocably waive any right which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the Authority in connection with the selection of the Bidder, or in connection with the Bidding Process itself, in respect of the above mentioned event and the terms and implementation thereof.
16. In the event of my/ our being declared as the selected Bidder, I/We agree to enter into a Service Agreement in accordance with the draft that has been provided to me/us prior to the Bid Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.
17. I/We understand that except to the extent as expressly set forth in the Service Agreement, I/We shall have no claim, right or title arising out of any documents or

information provided to me/us by the Authority or in respect of any matter arising out of or concerning or relating to the Bidding process including the award of Right.

18. The payment has been quoted by me/us after taking into consideration all the terms and conditions stated in the TD, draft Services Agreement, my/our own estimates of costs and revenues and after a careful assessment of the site and all the conditions that may affect the Proposal.
19. I/We have remitted required amount towards ar in accordance with the TD.
20. I/We agree to offer a Performance Security as required in the TD to the Authority, in case we are selected in accordance with the TD.
21. I/We agree and understand that the Proposal is subject to the provisions of the Bidding Documents. In no case, I/We shall have any claim or right of whatsoever nature if the Event/ Right is not awarded to me/us or our proposal is not opened.
22. I/We agree to keep this offer valid for 90 days from the Request for proposal Due Date specified in the TD.
23. I/We agree and undertake to abide by all the terms and conditions of the TD.

In witness thereof, I/we submit this Proposal under and in accordance with the terms of the TD document.

Date: Yours faithfully

Place:

Signature of the Authorized signatory

(Name and designation of the Authorized signatory)

Name and seal of Bidder

Form 3B – Agency's Profile and References

1. Details of Agency
    a. Name of the Agency :
    b. Address of the Head Office :
    c. Address Branch Office (s) in Karnataka :
    d. Year of commencement of business :
    e. Registration Number and Details :
    f. PAN Number & Details :
    g. GST Registration Details :

Documentary evidence for 1 (d) to (g) to be enclosed.

2. Details of contact person for communication :
    a. Name :
    b. Designation :
    c. Address :
    d. Telephone Number (land line) :
    e. Mobile No. :
    f. E-Mail Address :
3. Details of Agency with reference to eligible criteria / technical capacity

Details of Master Plans / Revised Master Plans /Transit Oriented Development Plans/ Redevelopment/Renewal projects / prepared during the last fifteen years preceding to Request for Proposal Due Date.

Sl. No.	Details of Project	Client	Project Area (sq.km.)	Year of Commencement	Year of Completion	Broad scope of work
1						
2						
3						
…						

Note:

i. Provide details for maximum number of assignments (as per the above Format), as the number and nature / scale of assignments completed will be considered at the time of technical evaluation.

ii. Documentary proof shall be submitted for previous experience in the form of work order / engagement letter / Service Agreement supported by completion certificate issued by the client. In case completion certificate is not available, agency shall provide a certificate from the client regarding assignment is completed to a stage, i.e., Ready for submission to the Government for final approval and supported by the service agreement along with Chartered Accountant's certificate confirming payments received by the agency. Such document shall specify all details required to ascertain the eligibility criteria of the bidder.

4. **Turnover of Bidder/ Consortium/ JV during last eight years:**

Certificate issued by the Chartered Accountant on the Annual Turnover for past eight years shall be submitted in the prescribed format 3K.

Form – 3C: Comments or Suggestions on the TOR, Data and Services and Facilities to be provided by the Client

Form – 3D: Description, Methodology and Work plan for performing the assignment

Bidders shall prepare and submit details understanding of the assignment, approach, innovative ideas and detailed methodology, work plan for carrying out the assignment in line with the stage-wise scope of work.

Form -3E: Team Composition and Task assignment (man-months of involvement)

Details of Key personnel staff and supporting staff of the agency

Sl. No.	Position (no. of persons)	Name	Education Qualification	Task Assigned
1	Team Leader / Urban Planner			
2 – 3	Town Planners/Urban & Regional Planner – Sr.-2	1. 2.		
4-5	Town Planners/Urban & Regional Planner – Jr.-2	1. 2.		
6	Transport Planner- Sr.			
7	Transport Planner- Jr.			
8	Infrastructure planner- 1	1.		
9-10	Urban Designer– 2			
11	GIS Specialist– 1			
12	GIS Expert– 1			
13	Socio-economic Expert- 1			
14	Environmental Expert- 1			
15	Financial Analyst- 1			
16	Conservation Architect- 1			
17	Survey Manager- 1			
18	Statistician/ Data Analyst- 1			
	Supporting Staff (with details)			

CVs of above key personnel (Sl. No. 1 to 18) shall be submitted as per the specimen provided in **Form -3F** (Details should be captured to ascertain the qualification, experience, etc., specified for key professionals in **Clause 15 of Data Sheet**. The team of key personnel should be available throughout the duration of assignment. In case of any changes in the Team Members, Agency needs to obtain prior approval of GBA.

Form - 3F: Specimen for CVs of Key Personnel

Photo

1. Proposed Position :
2. Name of Personnel :
3. Employer : Permanent employee of Bidder */ Outsourced/Number of years with bidder
4. Date of Birth :
5. Nationality :
6. Educational Qualifications :
7. Area of Specialization :
8. Employment Record :

   (Starting with present position, list in reverse order every employment held.)
9. List of assignments on which the Personnel has worked :

Sl. No.	Name of Assignment	Brief Scope of assignment	Description of responsibilities	Year Start/End	Client
1					
2					
…..					

Certification:

I am willing to work on the Assignment and I will be available for entire duration of the assignment as required.

I, the undersigned, certify that to the best of my knowledge and belief, this CV correctly describes my qualifications, my experience and me.

Place: .....

Date: ……. (Signature and name of the Personnel)

***Provident Fund registration details of the key personnel proposed as permanent employee of the bidder to be provided along with CV.

Form – 3G: Time Schedule for Key Personnel

Sl. No.	Name	Position	Activities/ Task	Months (in the form of a Bar Chart)*					Number of Months
				1	2	3	4	.....	
1									
2									
3									
4									
5									
6									
…									

* The Schedule should be for the period of completion of assignment

Signature:

(Authorized Representative)

Form – 3H: Power of Attorney for signing of Proposal

Know all men by these presents, we, _____ (name of the company/firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr. / Ms. (Name), son/daughter/wife of _____ and presently residing at_____, who is [presently employed with us and holding the position of _____], as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our Proposal for preparation of Master Plan for GBA (the "Authority") including but not limited to signing and submission of all applications, bids and other documents and writings, participate in Bidders' and other conferences and providing information / responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Service Agreement and undertakings consequent to acceptance of our Bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our Proposal for the said Event and/or upon award thereof to us and/or till the entering into of the Service Agreement with the Authority.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, _____, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____, 2025.

For_____

(Signature)

(Name, Title and Address)

Witnesses:

1

2

Accepted [Notarised]

(Signature)

(Name, Title and Address of the Attorney)

Notes:

a) The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants (s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.

b) Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

c) For a Power of Attorney executed and issued overseas, the document will also have to be legalized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued.

Form - 3I: Bank Guarantee for Performance Security

From:

_____

_____

To :

Chief Commissioner,

Greater Bangalore Authority,

N.R. Square, Hudson Circle,

Bengaluru 560 002.

Dear Sir / Madam,

1. Whereas you have issued Letter of Award dated …… to M/s……., hereinafter referred to as the "Agency" preparation of Master Plan for GBA ("Assignment") and propose to execute a Service Contract with the said Agency who is required to produce a bank guarantee for Rs……. being 5% of the negotiated contract value to secure its obligations to the GBA.
2. We the Bank…….. hereby expressly, irrevocably and unreservedly undertake and guarantee as principal obligors on behalf of the Agency that, in the event that GBA declares to us that the services have not been provided according to the Contractual obligations under the aforementioned contract, we will pay you, on demand and without demur or context, re-course or protest and or without any reference to the agency all and any sum to a maximum of Rs……. (Rupees …….. lakhs only). Your written demand shall be conclusive evidence to us that such repayment is due under the terms of the said contract. We undertake to effect payment upon receipt of such written demand.
3. We shall not be discharged or released from this undertaking and guarantee by any arrangements, variations made between you and the Agency, indulgence to the Agency by you, or by any alterations in the obligations of the Agency or by any forbearance whether as to payment upon receipt of such written demand.

In no case shall the amount of this guarantee be increased.

This guarantee shall remain valid for till the date of completing the contractual obligations under the said Contract and one year of the completion of the assignment or the expiry of the limited liability period whichever is later.

4. Unless a demand or claim under this guarantee is made on us in writing or on/before the aforesaid expiry date as provided in the above referred Contract or unless this guarantee is extended by us, all your rights under this guarantee shall be forfeited and we shall be discharged from the liabilities hereunder.
5. This guarantee shall be a continuing guarantee and shall not be discharged by and change in the constitution of the Bank or in the constitution of …….

Bank Seal

Authorized Signature

From the Bank

Form – 3J: Timeline of Deliverables

Activity / Task	Details	Deliverables	Timeline (in Months)
Stage 1: D to D1 (D is the date of work order or date of signing of contract whichever is later. D1 is the date of Provisional approval of Master Plan by Government).			
A1	Inception	**Volume-1:** Inception report and Communication and Outreach Plan.	
A2 (T1 & T2)	Review and analysis of Bangalore's Present situation and review of Current Master Plan, its implementation and enforcement.	**Volume-2:** Report on analysis of existing situation of Bengaluru and Review of current Master Plan	
A3 (T1 to T7)	Establish Baseline data for 2025-26 and formulate Master Plan goals and objectives	**Volume-3:** Baseline status report and maps	
A4 (T1 to T4)	Preparation of Draft Master Plan	**Volume-4**: Submission of Draft Master Plan (Restricted to Draft Master Plan stage)	
A4 (T5)	Review of Draft Master Plan and submission to Government for Provisional Approval		
	Notifying the Provisional Approved Master Plan for public comments/suggestions		
	Incorporating decision of the client on the public comments and submission of Master Plan for Final Approval	Submission of Master Plan to Government for Final Approval	
A4 (T6)	Submission of Final Copies of Master Plan	Any corrections as decided or notified by the Government shall be incorporated by the agency and final copies of Master plan and report shall be submitted to the client within	

Activity / Task	Details	Deliverables	Timeline (in Months)
		two weeks of communication to agency.	
A5 (T1 to T4)	Skill, knowledge transfer dissemination	**Volume 5** of list of deliverables	
A6 (T1 to T3)	Master Plan Implementation and enforcement plan	**Volume 6** of list of deliverables	
A7 (T1 to T2)	Master Plan Implementation and enforcement support	**Volume 7** of list of deliverables	

Form – 3K: Format of Annual Turnover Statement

[To be printed on letter head of Chartered Accountant.]

[Should be duly signed and certified by Chartered Accountant]

The Annual Turnover of M/s _____ during the past Eight years is given below.

Sl.	Financial Year	Turnover (in Crores)
1.	2017-18	
2.	2018-19	
3.	2019-20	
4.	2020-21	
5.	2021-22	
6.	2022-23	
7.	2023-24	
8.	2024-25	

We certify that the above turnover statement is true and correct.

Signature of Chartered Accountant	
Seal of Chartered Accountant	
Registration Number	
Name of Chartered Accountant	
UDIN	
Date	
Place	

Form – 3L: Format of Affidavit

[To be submitted by bidder's authorized person on Stamp Paper of Rs. 100/-]

[The affidavit shall be notarized]

AFFIDAVIT

This affidavit is executed by M/s …… on day ____, Year____, having its registered office at …… ……for the "**Consultancy Service for Preparation of GIS based Master Plan for the Local Planning Area of Greater Bengaluru Authority (GBA)"**

vide reference no. ……dated …./…./……..

We / I hereby declare and undertake on oath as follows:

1. We / I that all the information, documents, testimonials, certificates, work orders, completion certificates, curriculum vitae, etc., submitted by us for the above-mentioned proposal are all correct and genuine.
2. We / I declare that the Purchase Order, Invoices, Certifications, proof of payment, Certificates, etc. submitted by us are correct and genuine.
3. We / I declare that our firm / company M/s. …… is not blacklisted or de-registered by any Government / Quasi Government / other organization.
4. We / I declare that we / I will not default in the submission of Tax Deducted at Source (TDS), Provident Fund, ESI, etc.
5. We / I declare that we / I will not violate any of the provisions of the Indian Labour Law.
6. We / I are aware that if one or more of the above declarations and undertakings are found to have been violated/breached, then We / I shall be blacklisted by Greater Bengaluru Authority for the period of five years.

Identified by me:

Deponent

Advocate

Name:

Title:

Company:

Date:

Place:

Section – 4: Financial Proposal Forms

Form 4A - Financial Proposal

Additional Chief Town Planner, Date

Greater Bangalore Authority, Place:

N.R. Square, Hudson circle,
Bengaluru 560 002

Sir,

Subject : Selection of Agency for Preparation of Master Plan for the Local Planning Area of GBA - Financial Proposal.

--

With reference to the above subject, our Financial Proposal for preparation of Master Plan for GBA shall be Rs. xxxxxxx (Rupees. xxxxxxxxxxx only) in accordance with the Bidding Documents and the Service Agreement. Our financial proposal is **inclusive** of GST and **inclusive** of all other applicable taxes, duties and levies.

We have reviewed all the terms and conditions of the TD and undertake to abide by all the terms and conditions contained therein. We hereby declare that there are, and shall be no deviations from the stated terms in the TD.

Our financial proposal shall be binding upon us subject to the modifications resulting from contract negotiations up to expiration of the validity period of the proposal.

We undertake that in competing for (and), if the award is made to us, in executing) the above contract, we will strictly observe the laws against fraud and corruption in force in India namely “Prevention of corruption Act 1988”.

We understand you are not bound to accept any proposal you receive.

Yours faithfully,
For and on behalf of
……..
(Name of the Bidder)
……..
(Signature of Authorized Signatory)

_____
(Name and designation of the Authorized Person)

Form – 4B: Summary of Cost

No.	Description	Amount (in rupees),
A.	Remuneration of Key Professional Staff	
B1.	Remuneration of supporting staff	
B2.	Implementation Support cost	
	Sub total (B)	
C 1.	Transportation/ Duty travel to site	
C 2	Exposure visit for GBA officials	
C 3	Office stationary, furniture and equipment, utility and communication	
C 4	Surveys	
C 5	Software costs / Web Portal Development	
C 6	Documentation, report generation, printing, etc.,	
	Sub total (C)	
D	Consultancy Service Tax/Any other Applicable taxes	
	Total Cost (Including Taxes)	

Note:

The ceiling cost of the agency is the total cost (inclusive of all applicable taxes) shown in the summary of costs. Payments will be made as per stipulations of the special conditions of contract. The breakup of costs as given in formats 4C is to facilitate assessment of reasonableness of costs and conducting negotiations in accordance with clause 5.4 of Section-2 of the information to agency.

Form – 4C: Break up of Financial Proposal

Sl. No.	Description	No. of net man months	Amount (Rs.)
A	**Details of Manpower**		
1	Team Leader / Urban Planner		
2 & 3	Town Planners/Urban & Regional Planner (Sr. level)		
4 & 5	Town Planners/Urban & Regional Planner (Jr. level)		
6-7	Transport Planner		
8	Infrastructure planner		
9-10	Urban Designer		
11	GIS Specialist		
12	GIS Expert		
13	Socio-economic Expert		
14	Environmental Expert		
15	Financial Analyst		
16	Conservation Architect		
17	Survey Manager		
18	Statistician/Data Analyst		
B	**Remuneration of Supporting staff**		
1	Supporting Staff (with details)		
2	Implementation support cost		
Total (A+B)			
C	**Agency's Office expenditure**		
1	Transportation/ Duty travel to site		
2	Exposure visit for GBA officials		
3	Office stationary, furniture and equipment, utility and communication		
4	Surveys		
5	Software costs/ Web Portal Development cost		
6	Documentation, report generation, printing, etc.,		
Total (C)			

D	**All Applicable taxes, duties**	
Grand Total (A) + (B) + (C) + (D)		

Note:

1. **Man days required during the warrantee period and for Master Plan implementation and enforcement shall be built into the above estimation and no additional cost shall be paid for these tasks.**
2. **Irrespective of net man months, the entire team shall be available for the assignment for the entire duration of the project and as when required during the contract period.**

Note :

1. The Grand total (A)+(B)+(C)+(D) shall exactly match with the lump sum financial proposal entered in the portal.
2. The breakup of Financial Proposal indicated in the Form 4C is only for understanding and negotiations required if any. This will also facilitate in case GBA requires engaging the services of key professional for additional duration and any additional scope of work arising out of any extension of Local Planning Area of GBA
3. As there is no provision to upload any document pertaining to financial proposal in e-portal, Bidders are requested to indicate the break-up Financial Proposal as per this format. Filled in format shall be submitted by the technically qualified agency in a sealed cover after opening of financial proposals. GBA will communicate the Technically Qualified agency in this regard. Filled in format should not be uploaded as part of technical proposal.

Section-5: Terms of Reference

1. Background

Bangalore, the capital city of Karnataka state, is one of the fastest growing cities in India and is branded the 'Silicon Valley of India' for spearheading the growth of Information and Communication Technology (ICT) based industry. With the growth of IT and industries in other sectors (e.g., textiles, light engineering and defence) and the onset of economic liberalization since the early 1990s, Bangalore has taken lead in service-based industries fuelling substantial growth of the city both economically and spatially. Consequently, the prevalent land-use has been under tremendous pressure for conversion to non-agricultural uses, chiefly: residential, institutional, industrial, commercial and transportation.

Bangalore has become a cosmopolitan city attracting people and business alike, within India and internationally. It has become a symbol of India's integration into the global economy, but is faced with a series of serious structural challenges that are manifesting in poor service delivery, traffic congestion, sprawl, land development conflicts, pockets of severe under development, flooding and associated risks and a range of institutional, jurisdictional and governance challenges.

Bangalore has witnessed extensive growth in the last decade substantially because of globalization, regional agglomeration and increasing urbanization of growth corridors across southern India. It is however, significantly constrained because of its inland location, severe water resources constraints and the need to diversify urban development across Karnataka.

Bangalore's urban expansion has extended over the last two decades well beyond the erstwhile Bangalore City Corporation jurisdiction, into the Bangalore Metropolitan Area (BMA). The creation of Bruhath Bengaluru Mahanagara Palike (BBMP, Greater Bangalore City Corporation) by the State Government in January 2007 and resulted in the addition of 8 neighbouring municipal councils and 110 villages. With several large-scale infrastructure development projects like the Bangalore-Mysore Infrastructure Corridor project, the Bangalore International Airport and the ring roads, Bangalore's urban outgrowth is no longer confined to the erstwhile city corporation limits but is now spread well beyond.

At present the BBMP area is notified as 'Greater Bengaluru Area' under the provisions of Greater Bengaluru Governance Act 2024, vide notification dated: 15.05.2025 which covers 686.82 sq km out of 1227.48 sq km of Bengaluru city Local Planning Area. Bengaluru is experiencing enormous urban growth beyond BBMP area transforming semi urban areas

into urban areas that has resulted in creation of Urban Local Bodies namely Madanayakanahalli CMC, Hebbagodi CMC, Hunasamaranahalli TMC, Chikkabanavara TMC, Konnapanaagrahara TMC, Doddatoguru TP and Electronic City Industrial Township Authority (ELCITA), that falls under the remaining Local Planning area measuring 540.66 sq km beyond GBA (BBMP) limits.

BDA had prepared draft Master Plan 2031 and the Draft Master Plan was approved by the Competent Authority on 22.11.2017. All maps and reports were prepared in accordance with Section 12 of KTCP Act, 1961 using satellite imagery procured during 2012. The existing land use map was also prepared by updating land uses during 2012–2015. The existing land use was published during 2015.

Draft Master Plan was prepared and submitted to the State Government. The Government approved the Draft Master Plan on 22.11.2017. Subsequently a decision was taken by the State Government to withdraw the approval accorded for the Draft Master Plan. The Draft Master Plan was prepared after collection of primary and secondary data required for preparation of the Master Plan. GBA will facilitate to procure available data with BDA useful for preparation of Master Plan.

Bangalore Master Plan: An instrument of Land use Policy Plan for Development and Re-development of Bengaluru and an Integrated Framework for City Development.

Indian cities have historically focused on land-use policy as a primary instrument to guide urban development. Other potential instruments include economic development, infrastructure and location policy, industrial, employment and investment policies, land use and transport integration through TOD and other instruments, affordable housing, environmental protection, heritage preservation etc., All of these instruments, in conjunction with the responses from government, businesses and residents, can shape the future of cities.

The land-use policy for urban areas in the state of Karnataka was conceived in the 1960s and guided by the preparation of Comprehensive Development Plans or Master Plans as mandated by the provisions of the Karnataka Town and Country Planning (KTCP) Act of 1961. KTCP Act has enabled preparation of development plans for settlements in Karnataka.

Typically, Master Plans have been indicating permissible land-use through zoning, building bye-laws and building height restrictions (through a specified floor-area ratio (FAR or floor-space-index) based on projected population.

The first step towards planning for development of Bangalore was initiated with the Outline Development Plan (ODP), prepared by the Bangalore City Planning Authority during the 1970s. The Bangalore Development Authority (BDA) was subsequently created vide the Bangalore Development Authority (BDA) Act of 1976. The BDA was mandated with the task of preparing a Comprehensive Development Plan (CDP) for the Bangalore Metropolitan Area (BDA, 2007).

In 2007, the Government of Karnataka notified the BDA– Revised Master Plan (RMP) 2015 for a Local Planning Area that consists of 387 villages, 7 City Municipal Councils (CMC) and one Town Municipal Council (TMC). Accordingly in the RMP 2015, 56 sq km Of residential area has been opened up for mixed land use, which means certain commercial activities would be allowed in these areas (Table 1). About 42 per cent or 338 sq km has been earmarked for residential use, up from 243 sq km earmarked in the Comprehensive Development Plan 1995. An attempt was made to develop strategic and local area plans, and finally, design neighbour hoods- but there were challenges experienced in implementation.

A notable development in the preparation of Bangalore RMP 2015 was the use of high-resolution satellite remote sensing data and Geographic Information Systems (GIS). The high resolution satellite remote sensing data (with a spatial resolution of 61 cm) was used to map the actual land-use to compare with the Comprehensive Development Plan 1995. GIS-based methods were also used to map and notify land-use for future growth.

As per KTCP Act 1961, Section 4-B & 4-A(1) Vide Government notification No. NaAaE 515 MNJ 2025 Dated: 10-10-2025, the erstwhile BBMP area with an extent of 686.82Sqm was declared as Greater Bengaluru Local Planning Area and Greater Bengaluru Authority was declared as the Planning Authority. Greater Bengaluru Local planning area was carved out by Bengaluru local Planning area. As per Section 9 of the KTCP Act, 1961 the Master plan has to be prepared within two years of the declaration of the Local Planning area. GBA has therefore initiated the process of preparing Master Plan; Total area under GBA is 686.82Sqm for which proposals need to be formulated.

1.1.1 Basemap and Existing Landuse

Basemap and existing landuse data prepared by KSRSAC (as detailed in data sheet)will be provided to the agency. However, the basemap and existing landuse data provided shall be verified and updated through ground truthing and field surveys by the agency and shall make necessary corrections (including spatial and vector correction on GIS) to fit into the standards mentioned in this document as required to enhance the accuracy of basemap and existing landuse data. The agency is also expected to carry out the structural condition survey of building simultaneously during the land use updation survey. The consultant shall undertake a visual assessment to identify the dilapidated buildings/ cluster of dilapidated buildings with an objective to identify areas for renewal /re-development. In addition, the consultant shall also collect secondary data if available for this exercise. All necessary field surveys for the entire local planning area, as mentioned in the KTCP Act and such other surveys mentioned in this document shall be carried out by the agency for the Master Plan.

1.1.2 Opportunities and challenges of Master Plan:

Some critical issues to be addressed during the Master Plan for Bangalore include:

1. The GIS and time-series economic, social, and infrastructural and spatial data base that will form the basis for the Master Planning process will need to be assembled and integrated, within the premises of the GBA. This will enable data security and enable better implementation and enforcement (for this purpose GIS Team of agency has to work within the GBA premises).
2. While the process and output of the Master Plan will be compliant with the requirements of the KTCP Act, a number of new directions will need to be taken that will bring the process in line with current reality and the needs of Bangalore:
    a. A coordination mechanism will be established to bring the key stakeholders in urban planning, economic development and service provision together to provide inputs in the Master Plan preparation and review Proposals/Outputs. Further, As per GBG Act 2024, Section 18 (1), a Sectoral expert Committee will be constituted consisting of expert from various fields to guide and provide inputs and review Proposals/Outputs.
    b. A rationalization of planning boundaries will need to be affected to enable better coordination and convergence with other agencies and stakeholders.

c. The Master Plan should be sensitive to the need to develop a liveable; economically and socially inclusive; environmentally sustainable and economically robust and innovative city and involve all key stake holders, especially the poor and vulnerable in its visioning, development and implementation. In particular, clear economic, social and sustainable development goals will be established for the city and accordingly, a growth strategy based on either compact city principles or other suitable principles which enable Authority to take appropriate decision.

d. The process of legally mandated review and objections and public participation has to be integrated into the Plan process at city and Corporations/zone level. The expenses towards the venue and audio – visual equipment will be borne by the client and all other expenditure for implementing the Communication and Outreach plan including conducting workshops, public participation programs to be borne by the Agency. Cost of obtaining legal review, if pertains to GBA will be borne by GBA. The proceedings of this public-facing process will enable transparency and should be publicly available.

e. The agency will assist the GBA in implementation and enforcement of the Master Plan, using GIS-based technologies and establishing standard processes, and protocols and the institutional capacity within GBA during and for a one year after final approval of the Master Plan.

   The agency will establish a Master Plan and underlying GIS databases and planning systems that would enable forward compatibility with a transition to an appropriate dynamic spatial Planning Support System (PSS) to enable option creation and appraisal, implementation and appraisal (Development of PSS will comprise the tasks involved as per standard industry practice or as required by the Authority) A public facing sub-section of the PSS and associated IMS could serve as the 'live' document that will enable an effective citizen and authority interface. A web application that is interactive and query enabled can support seeking public participation/comments during the publication of Draft Master Plan stage. The web application may be integrated with the website of the GBA.

Objectives of the assignment

The objective of the Master Planning Consultancy is to assist GBA with the preparation of Master Plan through

- Analysis and review of Bangalore's current situation.
- Establishing base line data and formulating Master Plan objectives.
    - Preparing an integrated geospatial data base by collecting and collating appropriate data by conducting surveys through primary surveys wherever necessary and secondary sources as stipulated under rule 42 of the Karnataka Planning Authority Rules, 1965 as mentioned below and not limited to demographic study, trade and commerce, socio-economic, landuse, traffic and transportation, topographical, structural condition including height of building, housing and density of population, industrial, recreational, community facilities and public utilities surveys.
- Master Plan Scenario with a minimum of three types of scenarios, that are suitable for Bangalore City shall be prepared.
- Master Plan Preparation, Review and Consultation Process.
- Skill, Knowledge, Data Transfer and Dissemination.
- Preparation of Implementation and Enforcement Plan.

1.1.3 Scope of Work

Selected Agency shall carryout various activities and several tasks under each activity. The detailed scope of services are given in **Schedule-1.**

1.1.4 Time Schedule for Completion of Task

The entire assignment shall be completed within the time lines for various Tasks are given below:

Activity / Task	Details	Deliverables	Timeline (in Months)
Stage 1: D to D1 (D is the date of work order or date of signing of contract whichever is later. D1 is the date of Provisional approval of Master Plan by Government).			
A1	Inception	**Volume-1 :** Inception report and Communication and Outreach Plan.	D + 1.0
A2	Review and analysis of	**Volume-2:** Report on	D + 2.0

Activity / Task	Details	Deliverables	Timeline (in Months)
(T1 & T2)	Bangalore's Present situation and review of Current Master Plan, its implementation and enforcement.	analysis of existing situation of Bengaluru and Review of current Master Plan	
A3 (T1 to T7)	Establish Baseline data for 2025-26 and formulate Master Plan goals and objectives	**Volume-3:** Baseline status report and maps	D + 5.0
A4 (T1 to T4)	Preparation of Draft Master Plan	**Volume-4**: Submission of **Draft Master Plan** (Restricted upto Draft Master Plan Stage)	D + 11.0
A4 (T5)	Review of Draft Master Plan and submission to Government for Provisional Approval		D+12.0
	Notifying the Provisional Approved Master Plan for public comments/suggestions		D1+2.0 (**D1 is the Date of Provisional Approval of Master Plan by Government)**
	Incorporating decision of the client on the public comments and submission of Master Plan for Final Approval	Submission of Master Plan to Government for Final Approval	D1+5.0
A4 (T6)	Submission of Final Copies of Master Plan	Any corrections as decided or notified by the Government shall be incorporated by the agency and final copies of Master plan and report shall be submitted to the client within two weeks of communication to agency.	
A5 (T1 to T4)	Skill, knowledge transfer dissemination	**Volume 5** of list of deliverables	D1+5.0
A6	Master Plan Implementation and enforcement plan	**Volume 6** of list of deliverables	D1+5.0

Activity / Task	Details	Deliverables	Timeline (in Months)
(T1 to T3)			
A7 (T1 to T2)	Master Plan Implementation and enforcement support	**Volume 7** of list of deliverables	D2+12.0=D3 (D2 is the date of Final approval of Master Plan by the Government)

Note:

1. Activities and Description of Tasks shall be as specified in Schedule -1 : Scope of Services and details of Tasks to be carried out.
2. Deliverables shall be as specified in Section-5 : Terms of Reference

Data, Services and Facilities to be provided by the Client

The Client will supply to the agency:

- GBA will facilitate to provide available data, maps, statistics, reports collected / compiled / generated by the Agency at the time of preparation of the previous Master Plan available with BDA
- GBA will provide space to the Agency and the Agency has to make his own arrangement for the premises and other facilities. The selected Agency shall set up project office in GBA owned premises for smooth and effective coordination during the assignment period.
- The GBA will provide the list of all on-going and planned projects readily available with it. The Client will also assist the Agency in establishing contacts with the concerned organisations to facilitate the survey and data collection. Client will nominate an officer to liaise with the agency. The agency will however, be solely responsible for proper and timely completion of the assignment.

1.1.5 Sectoral Expert Committee and Review committee

A Sectoral Expert Committee at GBA level will be created to oversee and guide the process of preparation of Master Plan for GBA. The Agency shall present their work to the Sectoral Expert Committee from time to time. While the Client will make all logistic arrangement for

such presentations, the Agency shall independently arrange at their cost such presentations by their personnel including providing equipment necessary for such presentations and arrange transport and other incidental arrangements for their personnel. The Sectoral Expert Committee shall be constituted by the Client and shall be notified to the selected Agency on assignment of the project. A review committee will be set up under the Chairmanship of Chief Town Planner, GBA which will closely and continuously guide and monitor the progress of the assignment. The review committee will meet every month. Further sub -committees / working groups for various fields /sectors may be created within review committee for giving expert inputs during various stages of the project. The client would notify the agency about such committee after the award of contract.

1.1.6 Final outputs that have to be submitted by the agency

As per Section 12 of the KTCP Act 1961, the contents of Master Plan shall consist of a series of maps and documents indicating the manner in which the development and improvement of the entire planning area within the jurisdiction of the Planning Authority are to be carried out and regulated.

1. The Master Plan shall include proposals for the following:
    a. Zoning of land use for residential, commercial, industrial, agricultural, recreational, educational and other purposes together with Zoning Regulations.
    b. A complete, connected, publicly accessible street pattern, indicating major and minor roads, national highways, and state highways, and traffic circulation pattern, for meeting immediate and future requirements with proposals for improvements focused on creation of high quality pedestrian, cycling and public transport infrastructure, identifying TOD corridors, MRT corridors and junction which require improvements, integration of multiple modes of transport which shall be included in the mobility plan. Preparation of detailed ToD plans for 10 metro stations.
    c. Areas reserved for parks, playgrounds and other recreational uses, public open spaces, public buildings and institutions and areas reserved for such other purposes as may be expedient for new civic developments
    d. Areas earmarked for future development and expansion

e. Reservation of land for the purposes Central Government, the State Government, Planning Authority or public utility undertaking or any other authority established by Law
f. Declaring certain areas, as areas of special control and development in such areas being subject to such regulations as may be made in regard to building line, height of the building, floor area ratio, architectural features and such other particulars as may be prescribed
g. Stages by which the plan is to be carried out

2. The following reports should be published along with the Master Plan:
    a. A report of the surveys carried out during the preparation of Master Plan
    b. A report explaining the population projection, land requirement for future development and Master Plan Strategies.
    c. A report explaining provisions of the Master Plan
    d. Land use and Zoning/ Form based Regulations in respect of each land use zone to enforce the provisions of Master Plan and explaining the manner in which necessary permission for developing any land can be obtained.
    e. An Implementation and Financing Framework report including stages by which it is proposed to meet the obligations imposed on the GBA by Master Plan.
    f. A City development programme to implement the Master Plan proposals.
3. Master Plan shall indicate “Ecologically Sensitive Zones - No development Zones” including Nalas and water bodies, and shall include the regulations made therein for conservation of the same.
4. Climate Action Plan incorporating SDGs to mitigate urban heat islands, urban flooding and pollution.
5. Master Plan shall indicate “Heritage Buildings” and “Heritage Precincts”, and shall include the regulations made therein for conservation of the same .
6. Master Plan shall delimit/ identify areas for CBD revitalization, urban renewal /redevelopment/retrofit projects. Prepare broad guidelines, zoning regulations, form based codes for the development of such areas.

List of Deliverables

While the above-mentioned deliverables indicate the statutory requirements, the Agency shall incorporate them in the series of maps and reports as suggested below. The Agency shall submit 10 copies of all the intermediate reports along with a soft copy. The Agency shall submit 15 copies of the draft and 15 copies of the final and approved master plan with laminated maps and zoning regulations along with a soft copy (All GIS layers, access/excel database, word files) in a Hard disc in triplicate.

A. Volume. 1: Inception Report and Communication & Outreach Plan

i Inception Report including objectives of the assignment, revised approach; methodology, deployment of key personnel and staffing, deliverables and timelines, stakeholder/public consultation report.

ii Communication and Public Outreach Plan.

B. Volume. 2: Report on analysis of existing situation of Bengaluru and Review of current Master Plan.

i Report on Analysis of sectoral data and Bangalore's present infrastructure situation

ii Report on Review of Current Master Plan, its implementation and enforcement

iii Details of Maps: Sectoral maps from secondary sources

C. Volume. 3: Master Plan: baseline status report and maps

i Report on planning jurisdictions and districts

ii Report on base map, existing land use, GIS operationalization & map production

iii Report with maps on land use deviations

iv Report on the Survey conducted to know the structural condition including height of the buildings

v Ecological survey and assessment report

vi Hazard & Vulnerability survey and assessment report

vii Report on land markets and land values

viii Hydrological & hydro geological survey and assessment report

ix Geotechnical survey and assessment report

x Land Capability/ Suitability Analysis Report

xi Heritage and cultural survey and assessment report

xii CBD areas and its status report

xiii Integrated demographic & socio-economic report

xiv Mobility studies report including existing road network analysis and ToD station assessment report

xv Report on geospatial integration of sectoral plans and infrastructural networks plans & population projections.

xvi Report on City-wide stakeholder, Planning district/corporation level visioning and consultation, SWOT analysis outcomes in terms of broad goals, objectives and targets.

- **Details of Maps for Volume. 3 (to a suitable scale):**
  - Map 3.1: Base map of Local Planning Area (LPA) showing contours, roads, natural features within LPA and covering one km. beyond LPA limit.
  - Map 3.2: Map overlaying existing local body boundaries and ward boundaries and revised planning district boundaries
  - Map 3.3: Existing land use map for the LPA.
  - Map 3.3.a: Set of detailed existing land use maps for the Planning Districts following ward/local body boundaries including landuse analysis of each district.
  - Map 3.4: Existing Volumetric analysis of buildings map for the LPA.
  - Map 3.4.a: Set of detailed existing volumetric analysis of buildings maps for the Planning Districts.
  - Map 3.5: 3D Digital Surface Model and Digital Elevation Model
  - Map 3.6: A 2.0 m contour interval contour map
  - Map 3.7: Map showing deviations in the existing land use from the RMP-2015
  - Map 3.8: Physiographic Map showing physical features
  - Map 3.9: Map showing presence of protected areas and monuments, existing historical and heritage sites and ecologically sensitive areas including habitats of endangered species in LPA
  - Map 3.10: Hazard and vulnerability maps including Urban heat areas, flood prone areas and other vulnerabilities and hazards.
  - Map 3.11: Map showing overall, gross residential and net residential densities in LPA.
  - Map 3.12: Map showing housing typology across LPA

- Map 3.13: Map representing land values in LPA.
- Map 3.14: Map showing existing storm water drainage network in comparison with natural network system (all the water bodies, including nalas and tanks)as per Revenue Village Map in LPA limit and one km. beyond LPA.
- Map 3.15: Geological Map of LPA
- Map 3.16: Map showing location and extent of slums across LPA
- Map 3.17: Map showing existing circulation pattern (including urban/rural road hierarchy, road widths, transit stations and depots for different transport modes/ logistic parks/ transportation hubs/ major nodes/ TTMC areas etc. and not limited to) in LPA.
- Map 3.18: Map representing existing mobility patterns (volume counts at key locations, origin-destination, modal splits, NMT served zones/public transit routes etc. and not limited to) in LPA.
- Map 3.19: Map showing the broad proposals for improvement of existing road network
- Map 3.20: Map showing existing sewerage network, solid waste landfill sites, dry and wet waste management centres and allied utilities in LPA
- Map 3.21: Map showing existing water supply network and allied utilities in LPA
- Map 3.22: Map showing parks, gardens, reserved forests and open spaces within LPA
- Map 3.23: Map showing the existing CBD areas and areas requiring redevelopment/renewal

D. Volume. 4: Draft and Final Master Plan

- Report of Integrated volumetric, land-use, transportation forecasting based on compact growth principle scenarios & other suitable scenarios and Option generation
- Report on demographic, economic, employment & investment forecasts
- Report on legal, regulatory and institutional development options
- Report on city-wide scenarios and planning district options
- Draft Zoning/ form based Regulations; Development Control Guidelines; FAR and density; infrastructure and services norms for different land use zones, TOD, CBD, redevelopment, renewal and special areas.

- Report on frame works and modalities.
- Report on the web-based application /PSS
- Report on stakeholder consultations/FGDs seeking suggestions on Preferred growth scenarios, recommended growth scenario and sectoral/cross-sectoral strategies for the recommended scenario.
- Draft Master Plan Report with detailed zoning of land uses , development plans and zoning regulations
- Report on Draft Master Plan review process, public consultations, objections and suggestions received, compliance report
- Final Master Plan Report

- **Details of Maps for Volume. 4:**
  - Map 4.1: Map showing proposed land use and volumetric map for LPA.
  - Map 4.2: Set of detailed proposed land use maps and volumetric map for Planning Districts following ward/local body boundary including landuse analysis of each district.
  - Map 4.3: Map showing proposed mobility and circulation pattern for LPA including and not limited to urban road hierarchy, logistic parks and nodes, existing and proposed metro rail, suburban railway network and bus transit corridors, TOD zones.
  - Map 4.4: Set of detailed proposed mobility and circulation pattern maps for Planning Districts following ward/local body boundary.
  - Map 4.5: Map showing proposals for slums and informal settlements for LPA
  - Map 4.6: Map showing proposed storm water drainage network in LPA
  - Map 4.7: Map showing proposed water supply network and allied utilities in LPA
  - Map 4.8: Map showing proposed sewerage network and allied utilities in LPA
  - Map 4.9: Map showing existing and proposed solid waste landfill sites, dry and wet waste management centres and urban greens, parks and play ground in LPA
  - Map 4.10: Map showing existing power supply network and allied utilities in LPA, other social infrastructure, education, healthcare, religious and socio cultural facilities, parks and public recreational spaces.
  - Map 4.11: Map showing regional connectivity and regional infrastructure in LPA

- Map 4.12: Map showing development control zones including areas of special control not limited to indicating tank/lake, nala and HT line buffer zones, protected areas, prohibited and regulated areas with respect to heritage monuments and eco sensitive zones etc., Defence zone and Air funnel zone, Colour coded zoning Maps for all the air strips and no development zones, etc., in the LPA.
- Map 4.13: All socio-economic study maps, sectoral maps, analysis maps.
- Map 4.14: TOD Local Area Plans and regulations for 10 priority metro stations in LPA.
- Map 4.15: Map showing delimitation of CBD areas, urban renewal/redevelopment/retrofit project areas.

E. Volume. 5: Knowledge Transfer to GBA and Public Engagement

- Report on Knowledge transfer needs of GBA
- Master Plan data & Report on Knowledge transfer process
- Development of Web application/Planning support system: A web application at the stage of the publication of draft master plan for public comments for the benefit of the public, to view all the master plan layers must be developed by the agency which will be interactive, query enabled and print enabled.
- Report on GBA Public engagement

F. Volume. 6: Master Plan Implementation & Enforcement Plan Report

- Report on Master Plan Implementation
- Report on Master Plan enforcement
- Report on Staffing and Investment Budget

G. Volume. 7: Master Plan Implementation & Enforcement Support

- Monthly Progress Reports
- Project Closure Report

Note:

1. All deliverables (including at draft stage) like reports, maps and web application shall be submitted in Kannada and English. All maps at the LPA level to be printed on a scale of 1:10000 and all maps at the planning district level to be

printed on a scale of 1:5000. The working scale for all maps shall remain at 1:2000.

2. **Design and Drawings:** The Town and Country Planning Organisation, Ministry of Urban Development, Government of India and National Remote Sensing Centre, Department of Space have issued Design and Drawings Guidelines for Formulation of GIS based Master Plan for AMRUT (Atal Mission for Rejuvenation and Urban Transformation) Cities during March 2016. The selected Agency shall consider and suitably adopt the AMRUT Guidelines and Design Standards with necessary modifications as practiced in the State while preparing the Master Plan.

Composition of Review Committee to Monitor Agency Work

It is proposed to constitute a Review Committee to monitor the Agency's work under the Chairmanship of Chief Town Planner, GBA. The composition of the committee shall be notified to the short-listed Agency on entrusting of the project.

Procedure for review of progress reports, inception, status, final draft and final reports

The Review Committee which will have broader representation of domain experts shall meet once in a month to review the progress of work, deliberate on the outcomes and give timely guidance and recommendations to the Agency on the preparation of the Master Plan.

There may also be Sub-Committees /working groups constituted by the Review Committee to review domain specific tasks and activities. A sectoral expert committee will also be setup as per the provisions of the Greater Bengaluru Governance Act which shall guide and review the overall progress of the Project at regular intervals.

List of Key Professional Positions whose CV and experience would be evaluated

Refer S**ection 3 Technical proposals** – Standard Forms (Form 3E & 3F).

Responsibility for Study Findings and Products

All data accomplished by the agency during the study shall be the property of the client and subject to statutory and confidentiality conditions laid down by the Govt. of Karnataka and

the Govt. of India from time to time (the renewals for already owned license shall be kept of this clause. The agency shall provide ownership details of such software / licenses at the time of signing service agreement). The data collected, computer software including licenses purchased / worked during the course of the consultancy assignment should be handed over to client by the agency free of cost. The agency shall also hand over raw data, analyzed data on Computer DVDs/CDs/HDDs used by them for data storage. The agency will operate principally from Bangalore and within the GBA premises.

Section – 6: Contract for Agency's Services

Preparation of GIS based Master Plan for Greater Bengaluru Local Planning Area

between

Greater Bengaluru Authority

[Name of Client]

and

_____

[Name of Agency]

Form of Contract

This CONTRACT (hereinafter called the "Contract") is made on the _____day of the month of _____, 2026 between the Chief Commissioner, Greater Bengaluru Authority , having it's head office at **N.R. Square, Hudson Circle, Bengaluru, 560002**on the one hand, _____(hereinafter called the "Client") and, on the other hand, (hereinafter called the "Agency").

WHEREAS

a) GBA is engaged in orderly development of area coming under its jurisdiction.

b) GBA by its Notice Inviting Tenders (NIT) bearing No. _____dated_____ Invited competitive Proposals from interested parties for undertaking the scope of services set out in **Appendix___**(hereinafter 'the Services'). Several Proposals were received in response to the NIT. After evaluating the Proposals received, GBA accepted the proposal of the Agency and issued a Letter of Acceptance (LOA) bearing No. _____dated _____ to agency.

c) Further to the award of LoA, Agency had acknowledged the receipt of the LoA vide letter bearing No. _____ dated _____ to GBA.

d) Agency has submitted to GBA an irrevocable and unconditional bank guarantee for Rs……/- (Rupees …….. only), being **5%** of Contract Value as Performance Security for due performance of its obligations hereunder.

e) In accordance with the LoA, the Parties hereto are required to enter into a Services Agreement, being these presents, to record the terms, conditions and covenants set forth hereinafter.

NOW THEREFORE the parties hereto hereby agree as follows:

1. The following documents attached hereto shall be deemed to form an integral part of this Contract:

   (a) The General Conditions of Contract (hereinafter called "GC");

   (b) The Special Conditions of contract (hereinafter called "SC");

   (c) The following Appendices:

   Appendix A: Description of the Services

   Appendix B: Reporting Requirements

   Appendix C: Key Personnel and Sub-agency

   Appendix D: Obligations of the Client

   Appendix E: Break up of Financial Proposal

   Appendix F: Bank Guarantee for Performance Security

2. The mutual rights and obligations of the Client and the Agency shall be as set forth in the Contract; in particular:

   (a) The Agency shall carry out the Services in accordance with the provisions of the Contract; and

   (b) The Client shall make payments to the Agency in accordance with the provisions of the Contract.

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be signed in their respective names as of the day and year first above written.

FOR AND ON BEHALF OF [NAME OF THE CLIENT]

By

(Authorized Representative)

FOR AND ON BEHALF OF [NAME OF THE CLIENT]

By

(Authorized Representative)

Section-7: GENERAL CONDITIONS OF CONTRACT

1. General Provisions

1.1 Definitions and Interpretation

1.1.1 The words and expressions beginning with capital letters and defined in this Agreement shall, unless the context otherwise requires, have the meaning hereinafter respectively assigned to them:

a) **"Agreement"** means this Agreement, together with all the Appendices.

b) **"Applicable Laws"** means the laws and any other instruments having the force of law in India as they may be issued and in force from time to time.

c) "**Applicable Permits**" means all clearances, licenses, permits, authorizations, no objection certificates, consents, approvals and exemptions required to be obtained or maintained under Applicable Laws in connection with the Services during the subsistence of this Agreement.

d) **"Assignment Execution Plan"** means the plan for implementation of the scope of work submitted by Agency.

e) **"Confidential** Information**"** shall have the meaning set forth in **Clause 3.3.**

f) **"Conflict of Interest"** shall have the meaning set forth in **Clause 3.2** of this agreement and read with the provisions of TD.

g) **"Contract Value"** means the negotiated and finally agreed Financial Proposal payable to Agency by the authority.

h) **"Dispute"** shall have the meaning set forth in **Clause 9.**

i) **"Effective Date"** means the date on which this Agreement comes into force and effect pursuant to **Clause-2.1.**

j) **"External Auditor"** shall mean the Third Party Auditor to be appointed by GBA for solely overlooking, maintaining and auditing the accounts of the Assignment.

k) **"Government"** means the Government of Karnataka.

l) **"INR, or Rs."** means Indian Rupees.

m) **"Local Currency"** means Indian Rupees

n) **"Member"** means Agency in case of sole Bidder.

o) **"Party"** means GBA or Agency, as the case may be, and Parties means both of them.

p) **"Personnel"** means an employee of Agency assigned to the performance of the Services or any part thereof.

q) **"Services"** means the work to be performed by Agency pursuant to this Agreement, as described in Schedule-1 **.**

r) **"TD"** means the Tender Document in response to which Agency's Proposal for providing the Services was accepted.

s) "**Technical Proposal**" shall mean the proposal submitted by Agency at the Tender stage and the same is set out in Schedule-2.

t) **"Third Party"** means any person or entity other than parties to this Agreement.

All terms and words not defined herein shall, unless the context otherwise requires, have the meaning assigned to them in the TD.

1.2 Law Governing the Contract

This Contract, its meaning and interpretation, and the relation between the Parties shall be governed by the Applicable Law.

1.3 Language

This Contract has been executed in English language, which shall be the binding and controlling language for all matters relating to the meaning or interpretation of this Contract.

1.4 Notices

Any notice, request or consent made pursuant to this Contract shall be in writing and shall be deemed to have been made when delivered in person to an authorized representative of the Party to whom the communication is addressed, or when sent by registered mail, telex, telegram or facsimile to such Party at the address specified in this Tender Document.

1.5 Location

The Services shall be performed at such locations as are specified in the Tender Document. Where the location of a particular task is not so specified, at such locations, whether in Karnataka or elsewhere, as the Client may approve.

1.6 Authorized Representatives

Any action required or permitted to be taken, and any document required or permitted to be executed, under this Contract by the Client or the Agency may be taken or executed by the officials specified in the Tender Document.

1.7 Taxes and Duties

The agency and their Personnel shall pay all such taxes incl. GST, duties, fees and other impositions as may be levied under the Applicable Laws, the amount of which is deemed to have been included in the Contract Price.

2. Commencement, Completion, Modification and termination of Contract

2.1 Effectiveness of Contract

This Contract shall come into effect on the date the Contract is signed by both Parties or such other later date as may be stated in the SC.

2.2 Commencement of Services

The Agency shall begin carrying out the Services immediately after the date the Contract becomes effective, or at such other date as may be specified in the SC.

2.3 Expiration of Contract

Unless terminated earlier pursuant to Clause 2.7, this Contract shall terminate at the end of such time period after the Effective Date as is specified in the Tender Document.

2.4 Modification

Modification of the terms and conditions of this Contract, including any modification of the scope of the Services or of the Contract Price, may only be made by written agreement between the Parties or as instructed by GBA.

2.5 Force Majeure

2.5.1 Definition

For the purposes of this Contract, "Force Majeure" means an event which is beyond the reasonable control of a Party, and which makes a Party's performance of its obligations under the Contract impossible or so impractical as to be considered impossible under the circumstances.

2.5.2 No Breach of Contract

The failure of a Party to fulfil any of its obligations under the contract shall not be considered to be a breach of, or default under this Contract insofar as such inability arises from an event of Force Majeure, provided that the Party affected by such an event (a) has taken all reasonable precautions, due care and reasonable alternative measures in order to carry out the terms and conditions of this Contract, and (b) has informed the other Party as soon as possible about the occurrence of such an event.

2.5.3 Extension of Time

Any period within which a Party shall, pursuant to this Contract, complete any action or task, shall be extended for a period equal to the time during which such Party was unable to perform such action as a result of Force Majeure.

2.5.4 Payments

During the period of their inability to perform the Services as a result of an event of Force Majeure, the Agency shall be entitled to continue to be paid under the terms of this Contract, as well as to be reimbursed for additional costs reasonably and necessarily incurred by them during such period for the purposes of the Services and in reactivating the Service after the end of such period.

2.6 Suspension

The Client may by written notice of suspension to the Agency, suspend all payments to the Agency hereunder if the Agency fail to perform any of their obligations under this contract, including the carrying out of the Services, provided that such notice of suspension (i) shall specify the nature of the failure, and (ii) shall request the Agency to remedy such failure within a period not exceeding thirty (30) days after receipt by the Agency of such notice of suspension.

2.7 Termination

2.7.1 By the Client

a) The Client may terminate this Contract, by not less than thirty (30) days' written notice of termination to the agency, to be given after the occurrence of any of the events specified in paragraphs (a) through (d) of this Clause 2.7.1 and sixty (60) days' in the case of the event referred to in (f):

b) if the Agency do not remedy a failure in the performance of their obligations under the Contract, within thirty (30) days of receipt after being notified or within such further period as the Client may have subsequently approved in writing;

c) if the Agency (or any of their Members) become insolvent or bankrupt;

d) if, as the result of Force Majeure, the Agency are unable to perform a material portion of the Services for a period of not less than sixty (60) days; or

e) if the agency, in the judgment of the Client has engaged in corrupt or fraudulent practices in competing for or in executing the Contract.

For the purpose of this clause:

"corrupt practice" means the offering, giving, receiving or soliciting of anything of value to influence the action of a public official in the selection process or in contract execution.

"fraudulent practice" means a misrepresentation of facts in order to influence a selection process or the execution of a contract to the detriment of GBA, and includes collusive practice among agency (prior to or after submission of proposals) designed to establish prices at artificial non-competitive levels and to deprive GBA of the benefits of free and open competition.

f) if the Client, in its sole discretion and for any reason whatsoever, decides to terminate this Contract

g) Other reasons as specified in SC

2.7.2 By the Agency

The Agency may terminate this Contract, by not less than thirty (90) days' written notice to the Client, such notice to be given after the occurrence of any of the events specified in paragraphs (a) through (c) of this Clause 2.7.2:

a) if the Client after a written communication of acceptance of deliverables as per schedule of submission (as applicable at various stages) fails to pay any monies due to the Agency pursuant to this Contract and not subject to dispute pursuant to Clause 8 hereof within forty-five (45) days after receiving written notice from the Agency that such payment is overdue;

b) If the Client is in material breach of its obligations pursuant to this Contract and has not remedied the same with in forty-five (45) days (or such longer

period as the Agency may have subsequently approved in writing) following the receipt by the Client of the Agency' notice specifying such breach;

c) if, as the result of Force Majeure, the Agency are unable to perform a material portion of the Services for a period of not less than sixty (60) days.

2.7.3 Cessation of Rights and Obligations

Upon termination of this Contract pursuant to Clause GCC 2.7 , or upon expiration of this Contract pursuant to Clause GCC 2.3, all rights and obligations of the Parties hereunder shall cease, except :

i such rights and obligations as may have accrued on the date of termination or expiration;

ii the obligation of confidentiality set forth in Clause GC 3.3 hereof;

iii the Agency' obligations to permit inspection, copying and auditing of their accounts and records set forth in Clause GC3.5 (ii) hereof; and

iv any right which a Party may have under the Applicable Law.

2.7.4 Cessation of Services

Upon termination of this Contract by notice of either Party to the other pursuant to Clauses GC 2.7.1 or GC 2.7.2 hereof, the Agency shall, immediately upon dispatch or receipt of such notice, take all necessary steps to bring the Services to a close in a prompt and orderly manner and shall make every reasonable effort to keep expenditures for this purpose to a minimum. With respect to documents prepared by the Agency and equipment and materials furnished by the Client, the agency shall proceed as provided, respectively, by Clauses GC 3.8 and GC 3.9.

Payment upon Termination

Upon termination of this Contract pursuant to Clauses GC 2.7.1 or GC 2.7.2 hereof, the Client shall make the following payments to the Agency (after offsetting against these payments any amount that may be due from the Agency to the Client):

a) remuneration pursuant to Clause GC 6 hereof for Services satisfactorily performed prior to the effective date of termination;

b) reimbursable expenditures pursuant to Clause GC 6 hereof for expenditures actually incurred prior to the effective date of termination; and

c) except in the case of termination pursuant to paragraphs (a) through (b) of Clause GC 2.7.1 hereof, reimbursement of any reasonable cost incident to the prompt and orderly termination of the Contract.

2.7.5 Disputes about Events of Termination

If either Party disputes whether an event specified in paragraphs (a) through (e) of Clause GC 2.7.1 or in Clause GC 2.7.2 hereof has occurred, such Party may, within forty-five (45) days after receipt of notice of termination from the other Party, refer the matter to conciliation pursuant to Clause GC 8 hereof, and this Contract shall not be terminated on account of such event except in accordance with the terms of any resulting government order pursuant to clause 10 of SCC / court proceedings pursuant to clause 11.

3. Obligations of the Agency

3.1 General

The Agency shall perform the Services and carry out their obligations hereunder with all due diligence, efficiency and economy, in accordance with generally accepted professional techniques and practices, and shall observe sound management practices, and employ appropriate advanced technology and safe and effective equipment, machinery, materials and methods. The Agency shall always act, in respect of any matter relating to this Contract or to the Services, as faithful advisers to the Client, and shall at all times support and safeguard the Client's legitimate interests in any dealings with Sub agency or Third Parties.

3.2 Conflict of Interests

3.2.1 Agency Not to Benefit from Commissions, Discounts, etc.

The remuneration of the Agency pursuant to Clause GC 6 hereof shall constitute the Agency' sole remuneration in connection with this Contract or the Services and the Agency shall not accept for their own benefit any trade commission, discount or similar payment in connection with activities pursuant to this Contract or to the Services or in the discharge of their obligations hereunder, and the Agency shall use their best efforts to ensure that any Sub-agency, as well as the Personnel and agents of either of them, similarly shall not receive any such additional remuneration.

3.2.2 Procurement Rules of Funding Agencies

If the Agency, as part of the Services, have the responsibility of advising the Client on the procurement of goods, works or services, the Agency shall comply with any applicable procurement guidelines of the funding agencies and shall at all times exercise such responsibility in the best interest of the Client. Any discounts or

commissions obtained by the Agency in the exercise of such procurement responsibility shall be for the account of the Client.

3.2.3 Agency and Affiliates not to engage in Certain Activities

The Agency agree that, during the term of this Contract and after one year of its termination, the Agency and any entity affiliated with the Agency, as well as any Sub-agency and any entity affiliated with such Sub-agency, shall be disqualified from providing goods, works or services (other than the Services and any continuation thereof) for any project resulting from or closely related to the present assignment.

3.2.4 Prohibition of Conflicting Activities

The Agency shall not engage, and shall cause their Personnel as well as their Sub-agency and their Personnel not to engage, either directly or indirectly, in any of the following activities:

a) during the term of this Contract, any business or professional activities in GBA which would conflict with the activities assigned to them under this Contract; and

b) after the termination of this Contract, such other activities as may be specified in the Tender Document.

3.3 Confidentiality

The Agency, their Sub-agency and the Personnel of either of them shall not, either during the term or within two (2) years after the expiration of this Contract, disclose any proprietary or confidential information relating to the Project, the Services, this Contract or the Client's business or operations without the prior written consent of the Client. The agency shall take all necessary steps to ensure that during the contract period the data/ working files/finalised maps , reports and other deliverables that are generated are not stored in cloud storage or circulated through mobile applications internally or externally. The agency shall also exercise strict controls in terms of manpower/staff access to systems/server used for the purpose of the assignment, prevent and protect files from unwanted file copy/duplication actions, data theft from data repositories. The agency shall adopt a robust data security system which will monitor the file accesses and restricts file copy actions across local and shared folders internally.

3.4 Insurance to be Taken Out by the Agency

The Agency (i) shall take out and maintain, and shall cause any Sub agency to take out and maintain, at their (or the Sub-agency', as the case may be) own cost but on terms and conditions approved by the Client, insurance against the risks, and for the coverage, as shall be specified in the TD/SC, and (ii) at the Client's request, shall provide evidence to the Client showing that such insurance has been taken out and maintained and that the current premiums therefore have been paid. (iii) Any loss caused to the life and property due to negligence or dereliction of duty of the engaged service provider is to be indemnified by the service provider up to the entire satisfaction of the concerned office.

3.5 Accounting, Inspection and Auditing

The Agency (i) shall keep accurate and systematic accounts and records in respect of the Services, hereunder, in accordance with internationally accepted accounting principles and in such form and detail as will clearly identify all relevant time charges and cost, and the bases thereof (including such bases as may be specifically referred to in the SC); (ii) shall permit the Client or its designated representative periodically, and up to one year from the expiration or termination of this Contract, to inspect the same and make copies thereof as well as to have them audited by auditors appointed by the Client.

3.6 Agency's Actions Requiring Client's Prior Approval

The Agency shall obtain the Client's prior approval in writing before taking any of the following actions:

a) entering into a subcontract for the performance of any part of the Services, it being understood (i) that the selection of the Sub-agency and the terms and conditions of the subcontract shall have been approved in writing by the Client prior to the execution of the subcontract, and (ii) that the Agency shall remain fully liable for the performance of the Services by the Sub-agency and its Personnel pursuant to this Contract; and

b) appointing such members of the Personnel as are listed in Appendix C ("Agency' Sub- agency’ Key Personnel") merely by title but not by name;

c) any other action that may be specified in the TD.

3.7 Reporting Obligations

The Agency shall submit to the Client the reports and documents specified in the form, in the numbers and within the time periods set forth in the Terms of Reference.

3.8 Documents Prepared by the Agency to be the Property of the Client

All plans, drawings, specifications, designs, reports, other documents and software prepared by the Agency for the Client under this Contract shall become and remain the property of the Client, and the Agency shall, not later than upon termination or expiration of this Contract, deliver all such documents to the Client, together with a detailed inventory thereof. The Agency may retain a copy of such documents and software. Restrictions about the future use of these documents and software, if any, shall be specified in the TD and subject to confidentiality clause 3.3 of GCC. All deliverables approved/accepted by the client shall be submitted by the agency in hard and soft formats(including editable soft copies) as specified by client at various stages of the assignment. The payments will be made only after such submission and acceptance of Client.

3.9 Equipment and Materials Furnished by the Client

Equipment and materials made available to the Agency by the Client, or purchased by the Agency with funds provided by the Client, shall be the property of the Client and shall be marked accordingly. Upon termination or expiration of this Contract, the Agency shall make available to the Client an inventory of such equipment and materials and shall dispose of such equipment and materials in accordance with the Client's instructions. While in possession of such equipment and materials, the Agency, unless otherwise instructed by the Client in writing, shall insure them at the expense of the Client in an amount equal to their full replacement value. The service provider should maintain all the equipment and other materials handed over during the agreement in his own expense.

4. Agency' Personnel and Sub-agency

4.1 General

The Agency shall employ and provide such qualified and experienced Personnel and Sub- agency as are required to carry out the Services.

4.2 Description of Personnel

a) The titles, agreed job descriptions, minimum qualification and estimated periods of engagement in the carrying out of the Services of each of the Agency' Key Personnel are described in Appendix C. If any of the Key Personnel has already been approved by the clients his/her name is listed as well.

b) If required to comply with the provisions of Clause GCC 4.2 (a) hereof, adjustments with respect to the estimated periods of engagement of Key Personnel set forth in Appendix C may be made by the Agency by written notice to the Client, provided (i) that such adjustments shall not alter the originally estimated period of engagement of any individual by more than 10% or one week, whichever is larger, and (ii) that the aggregate of such adjustments shall not cause payments under this Contract to exceed the ceilings set forth in Clause GC 6 of this Contract. Any other such adjustments shall only be made with the Client's written approval.

c) If additional work is required beyond the scope of the Services specified in Appendix A, the estimated periods of engagement of Key Personnel set forth in Appendix C may be increased by agreement in writing between the Client and the Agency, provided that any such increase shall not, except as otherwise agreed, cause payments under this Contract to exceed the ceilings set forth in Clause GC 6 of this Contract.

4.3 Approval of Personnel

The Key Personnel listed by title as well as by name in Appendix C are hereby approved by the Client. In respect of other Key Personnel which the Agency propose to use in the carrying out of the Services, the Agency shall submit to the client for review and approval a copy of their biographical data. If the Client does not object in writing (stating the reasons for the objection) within thirty (30) calendar days from the date of receipt of such biographical data, such Key Personnel shall be deemed to have been approved by the Client.

4.4 Working Hours, Overtime, Leave, etc.

Working hours and holidays for Key Personnel are set forth in Appendix C. The Key Personnel shall not be entitled to be paid for overtime nor to take paid sick leave or vacation leave except as specified in Appendix C hereto, and except as specified in such Appendix, the Agency's remuneration shall be deemed to cover these items. All leave to be allowed to the Personnel is included in the staff-months of service set forth in Appendix C. Any taking of leave by Personnel shall be subject to the prior approval by the Agency who

shall ensure that absence for leave purposes will not delay the progress and adequate supervision of the Services.

4.5 Removal and/or Replacement of Personnel

a) Except as the Client may otherwise agree, no changes shall be made in the Key Personnel. If, for any reason beyond the reasonable control of the Agency, it becomes necessary to replace any of the Personnel, the Agency shall forthwith provide as a replacement a person of equivalent or better qualifications with approval from the Client.

b) If the Client (i) finds that any of the Personnel has committed serious misconduct or has been charged with having committed a criminal action, or (ii) has reasonable cause to be dissatisfied with the performance of any of the Personnel, then the Agency shall, at the Client's written request specifying the grounds therefore, forthwith provide as a replacement a person with qualifications and experience acceptable to the Client.

c) Any of the Personnel provided as a replacement under Clauses (a) and (b) above, the rate of remuneration applicable to such person as well as any reimbursable expenditures the Agency may wish to claim as a result of such replacement, shall be subject to the prior written approval by the Client. Except as the Client may otherwise agree, (i) the Agency shall bear all additional travel and other costs arising out of or incidental to any removal and/or replacement, and (ii) the remuneration to be paid for any of the Personnel provided as a replacement shall not exceed the remuneration which would have been payable to the Personnel replaced.

5. Obligations of the Client

5.1 Assistance and Exemptions

Unless otherwise specified in the SC, the Client shall use its best efforts to ensure that the Government shall:

a) issue to officials, agents and representatives of the Government all such instructions as may be necessary or appropriate for the prompt and effective implementation of the Services;

b) assist the Agency and the Personnel and any Sub-agency employed by the Agency for the Services from any requirement to register or obtain any permit to practice their

profession or to establish themselves either individually or as a corporate entity according to the Applicable Law;

c) Provide to the Agency, Sub-agency and Personnel any such other assistance as may be specified in the SC.

5.2 Access to Land

The Client warrants that the Agency shall have, free of charge, unimpeded access to all land in the Government's country in respect of which access is required for the performance of the Services. The Agency will be responsible for any damage to such land or any property thereon resulting from such access and will indemnify the Agency and each of the Personnel in respect of liability for any such damage, unless such damage is caused by the default or negligence of the Agency or any Sub-agency or the Personnel of either of them.

5.3 Services, Facilities and Property of the Client

The Client shall make available to the Agency and the Personnel, for the purposes of the services and free of any charge, the services, facilities and property described in Appendix D at the times and in the manner specified in said Appendix D, provided that if such services, facilities and property shall not be made available to the Agency as and when so specified, the Parties shall agree on (i) any time extension that it may be appropriate to grant to the Agency for the performance of the Services, (ii) the manner in which the Agency shall procure any such services, facilities and property from other sources, and (iii) the additional payments, if any, to be made to the Agency as a result thereof pursuant to Clause GC 6 hereinafter.

5.4 Payment

In consideration of the Services performed by the Agency under this Contract, the Client shall make to the Agency such payments and in such manner as is provided by Clause GC 6 of this Contract.

6. Payments to the Agency

6.1 Payment Schedule

Sl. No.	Milestone	Release of payment (percentage of contract value)	Cumulative %
1	Submission and approval of all reports, documents, maps specified under **Volume 1**	5	5
2	Submission and approval of all reports, documents, maps specified under **Volume 2**	10	15
3	Submission and approval of all reports, documents, maps specified under **Volume 3**	20	35
4	Submission and approval of all reports, documents, maps specified under **Volume 4** (Restricted to Draft Master Plan Stage)	35	70
5	Submission and approval of all reports, documents, maps specified under **Volume 5**	5	75
6	Submission of all Reports and Documents specified under **Volume-6**	5	80
7	Final Approval of Master Plan	5	85
8	Master Plan implementation and enforcement – one year starting from the date of approval of the Final Master Plan from Government – submission of the closure report Submission of all Reports and Documents specified under **Volume-7**	15	100

Note :

1. The deliverables are as specified in the Clause 1.1.5 and 1.1.7 of Section 5 (ToR) – Time Schedule for Completion of Task
2. Payments will be released only on approval of the above-mentioned deliverables by the Client.
3. The payment during the implementation support period would be made quarterly.

6.2 Currency of Payment

All payments (Remuneration and Reimbursable) shall be made in Indian Rupees

6.3 Mode of Billing and Payment

Billing and payments in respect of the Services shall be made as follows:

a) The Client shall cause the payment of the Agency within thirty (45) days after the receipt by the Client of bills with supporting documents (if required). Only such portion of the statement that is not satisfactorily supported, may be withheld from payment. Should any discrepancy be found to exist between actual payment and costs authorized to be incurred by the Agency, the Client may add or subtract the difference from any subsequent payments. Interest at the rate specified in the SC shall become payable as from the above due date on any amount due by, but not paid on, such due date.

b) The final payment under this Clause shall be made only after the final report /deliverables and a final statement, identified as such, shall have been submitted by the Agency and approved as satisfactory by the Client. The Services shall be deemed completed and finally accepted by the Client and the final report and final statement shall be deemed approved by the Client as satisfactory ninety (90) calendar days after receipt of the final report and final statement by the Client unless the Client, within such ninety (90)-day period, gives written notice to the Agency specifying in detail deficiencies in the Services, the final report or final statement. The Agency shall thereupon promptly make any necessary corrections, and upon completion of such corrections, the foregoing process shall be repeated. Any amount which the Client has paid or caused to be paid in accordance with this Clause in excess of the amounts actually payable in accordance with the provisions of this Contract shall be reimbursed by the Agency to the Client within thirty (30) days after receipt by the Agency of notice thereof. Any such claim by the Client for reimbursement must be made within twelve (12) calendar months after receipt by the Client of a final report and a final statement approved by the Client in accordance with the above.

c) All payments under this Contract shall be made to the account of the Agency specified in the SC.

6.4 Interest on Delayed Payments

Nil

7. Penalty

7.1 Penalty for error / variations / shortages

In case of any error or variation or shortage is detected in terms of deliverables and such error or variation is the result of negligence or lack of due diligence on the part of the Agency, the consequential damages thereof shall be quantified by the Authority in the reasonable manner and recovered from Agency by way of penalty, subject to a maximum of 10% of the Contract Value.

7.2 Penalty for delay

The agency shall carryout their services as per the time schedule specified in the contract. If at any time during the performance of the contract the agency encounters conditions impeding timely execution of tasks /submission of deliverables, the agency shall promptly notify the Client in writing of the fact of the delay, its likely duration and its causes. As soon as practicable after the receipt of such notice, the Client in consultation with Sectoral expert committee / Review Committee shall evaluate the situation and may at its discretion extend the time of performance of such services with or without penalty. In which case the extension shall be ratified by the parties by the amendment of contract

In case of delay in execution of any tasks / activities / deliverables with reference to the time lines specified in the Approved AEP, penalty not exceeding an amount equal to 0.1% per day of the milestone Contract Value will be imposed on Agency limited to a maximum of 10% of milestone Contract Value. However, in case of delay due to reasons beyond the control of Agency, the agency shall promptly notify the Client in writing of the fact of the delay, its likely duration and its causes. As soon as practicable after the receipt of such notice, the Client in consultation with Sectoral expert committee / Review Committee shall evaluate the situation and may at its discretion extend the time of performance of such services with or without penalty. The decision of the GBA with regard to imposing of penalty, quantum of penalty under **Clause- 7.1 and 7.2** shall be final and binding on the Agency and shall not be the subject matter of arbitration proceedings.

7.3 Encashment and appropriation of Performance Security

GBA shall have the right to invoke and appropriate the proceeds of the Performance Security, in whole or in part, without notice to Agency in the event of breach of this Agreement or for recovery / imposing of penalty as specified in this **Clauses-7.1 and 7.2.**

7.4 Settlement of Disputes

7.5 Amicable Settlement

The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or the interpretation thereof.

7.6 Dispute Settlement

Any dispute between the Parties as to matters arising pursuant to this Contract which cannot be settled amicably within thirty (30) days after receipt by one Party of the other Party's request for such amicable settlement may be submitted by either Party for settlement in accordance with the provisions specified in the SC.

Section-8 Special Conditions of Contract

GC Clause No.

A. **Amendments of, and Supplements to, Clauses in the General Conditions of Contract**

1. ..... The Member in Charge is .....

1.1. The addresses are

Client:

Attention : ……..

E-mail : ……..

Agency:

Attention :----------

E-mail : ……..

1.2. Notice will be deemed to be effective as follows:

a) in the case of personal delivery or registered mail, on delivery; and

b) in the case of e mails, 24 hours following confirmed transmission.

1.3. The Authorized Representatives are:

For the Client: _____

_____

For the Agency:____

2. The effectiveness of contract shall be on the date of beginning the Contract.

The time period as per section 5 , clause 1.1.5

3. Other reasons for termination by the Client

a) Agency fails to comply with any final decision reached as a result of Conciliation /Court proceedings pursuant to **Clause-8** of GC.

b) Agency submits to GBA a statement which has a material effect on the rights, obligations or interests of GBA and which Agency knows to be false;

c) Any document, information, data or statement submitted by Agency in its Proposals, based on which Agency was considered eligible or successful, is found to be false, incorrect or misleading;

d) If the Penalty exceed the maximum amount as specified in **Clause-7.1 and 7.2 of GC.**

e) Fails to show progress as per the approved Time schedule

f) Disclosure of Documents or any other information without the permission of GBA

g) Act of agency which affects security and integrity and cause damage to GBA or the State/ Central Government.

h) If GBA, abandons or manifests in writing its intention to abandon as specified in the Contract.

i) If the Agency, acts in manner specified in Clause 3.2.4 of GC.

Notwithstanding anything to the contrary contained in this Agreement, the GBA may at its sole discretion terminate the Agreement by giving a notice of 30 days for the reason of defaults or deficiency in Services rendered by Agency, referred above.

4. The risks and the coverage shall be as follows:

(a) Third Party motor vehicle liability insurance as required under Motor Vehicles Act, 1988 in respect of motor vehicles operated in India by the Agency or their Personnel or any Sub- agency or their Personnel for the period of consultancy.

(b) Third Party liability insurance with a minimum coverage, of Rs..... for the period of consultancy.

(c) Professional liability insurance with a minimum coverage equal to estimated remuneration and reimbursable valid upto the limited liability period of the contract which shall be borne by the Bidder.

(d) Client's liability and workers' compensation insurance in respect of the Personnel of the Agency and of any Sub-agency, in accordance with the relevant provisions of the Applicable Law, as well as, with respect to such Personnel, any such life, health, accident, travel or other insurance as may be appropriate; and

(e) Insurance against loss of or damage to (i) equipment purchased in whole or in part with funds provided under this Contract,/ any add on equipment/replacement equipment purchased at any stage within the contract period (ii) the Agency' property used in the performance of the Services, and (iii) any documents prepared by the Agency in the performance of the Services].

5. The other actions are: _____

6. The Agency shall not use these documents for purposes unrelated to this Contract without the prior written approval of the Client.

7. "The person designated as Team Leader in Appendix C shall serve in that capacity, and ensure the performance of the agency as per the conditions of the contract."

8. a. The ceiling amount of contract is: Rs._____

(1) Remuneration for periods of less than one month shall be calculated on a calendar day basis for time spent and attributable to the assignment (one day being equivalent to 1/30th of a month).

(2) The rates for Personnel are set forth in Appendix-E

b. The interest rate is Rs. _____% per annum

c.The Account is ----------]

9. Disputes shall be settled in accordance with the following provisions :

9.1. Amicable settlement

The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Agreement or the interpretation thereof.

9.2. Dispute resolution

9.2.1. Any dispute, difference or controversy of whatever nature howsoever arising under or out of or in relation to this Agreement (including its interpretation)

between the Parties, and so notified in writing by either Party to the other Party (the "Dispute") shall, in the first instance, be attempted to be resolved amicably within 30 days from such written notification. If disputes are not resolved amicably within this time period disputes may be referred to conciliation as set forth in Clause- 10

9.2.2. The Parties agree to use their best efforts for resolving all Disputes arising under or in respect of this Agreement promptly, equitably and in good faith, and further agree to provide each other with reasonable access during normal business hours to all non- privileged records, information and data pertaining to any Dispute.

10. Conciliation

In the event of any Dispute between the Parties, either Party may call upon Additional Chief Secretary, Urban Development Department and the Chairman of the Board of Directors of Agency or a substitute thereof for amicable settlement, and upon such reference, the said persons shall meet no later than 30 (thirty) days from the date of reference to discuss and attempt to amicably resolve the Dispute. If such meeting does not take place within the 30 days period or the Dispute is not amicably settled within 15 (fifteen) days of the meeting or the Dispute is not resolved as evidenced by the signing of written terms of settlement within 15 (fifteen) days of the notice in writing referred to in **Clause-9.2.1** or such longer period as may be mutually agreed by the Parties, either Party may refer the Dispute to jurisdictional court in accordance with the provisions of clause 11.

11. Dispute and Jurisdiction

The dispute /claims of any nature arising out of this contract is triable in the competent courts of Bengaluru city only.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be signed in their respective names as of the day and year first above written.

SIGNED, SEALED AND DELIVERED	SIGNED, SEALED AND DELIVERED
For and on behalf of Agency:	For and on behalf of GBA [Authority]
(Signature)	(Signature)
(Name)	(Name)
(Designation)	(Designation)
(Address)	(Address)

In the presence of:

1.

2.

Appendices

Appendix A: Description of the Services

[Give detailed descriptions of the Scope 0f Services to be provided; dates for completion of various tasks, place of performance for different tasks; specific tasks to be approved by Client, etc.]

Appendix B: Reporting Requirements

[List details of deliverables, frequency, contents of reports and number of copies; persons to receive them; dates of submission, etc.]

Appendix C: Key Personnel and Sub-agency

[List Titles [and names, detailed job descriptions, qualifications, experience of Key Personnel assigned to work , and staff- months for each.]

Appendix D: Services and Facilities to be provided by the Client

[List the Services, facilities , documents, reports, maps and property to be made available to the Agency by the Client.]

Appendix E: Break up of Financial Proposal in Indian Rupees

Appendix F: Bank Guarantee and Performance Security

Schedule -1

Scope of Services / Details of the Tasks to be carried out

Activity 1: Inception

i The Agency shall submit an inception report within one month of the award of contract following consultation with the clients and key stakeholders and a review of data availability. The report should contain a statement of the objectives of the assignment, detailed methodology and overall plan of action and deployment of personnel and schedule of deliverables; specification of commissioned surveys and studies. The inception report will present a review of existing data, confirm / propose amendments to the proposed methodology, work plan and schedule of deliverables. It will also provide details of metadata standards, data security, and compliance with data standards.

ii **Communication and public outreach**

A communication and public outreach plan shall be prepared by the agency indicating communication goals, communication channels, strategies that shall be followed for reaching out to a larger audience as possible in the process of the visioning exercise and consultation after provisional approval of Master Plan.

Activity 2: Review and Analysis of Bangalore's present situation

Task 1: Collate and analyse different sectoral plans

i The Agency shall interact, collect and analyse critical sectoral plans prepared and/or under preparation, projects implemented, under implementation and planned for implementation by relevant government agency on Bangalore. The agency shall study the existing systems related to key infrastructure like water supply, sewerage network, storm water drainage network, road infrastructure, public transport and its present capacities, constraints & future augmentation needs. This would include plans

initiated by BMRDA, DULT, DTCP, Urban Development Department, KSSDB, BMTC, BMRCL, K-RIDE(Suburban Railway), BDA, GBA, B-SMILE, BSCL, BWSSB, KUWSDB, KGWA, KUID&FC, KSRTC, KHB, RGHCL, Transport Department/RTO, NHAI, South-Western Railways, BIAL, BARL, Infrastructure Development Department, KIADB, BESCOM, KPTCL, KREDL BSNL, GAIL, Bangalore City Police, KLDCA, Department of Forests, Ecology and Environment, KSPCB, Finance Department, Karnataka Forest Department, EMPRI, Archaeological Survey of India, Department of Archaeology, Museums and Heritage (GoK), Department of Mines and Geology, Revenue Department, Department of Education, Department of Women and Child Development, Department of Health, Karnataka State Fire and Emergency Services, Directorate of Economic and Statistics, State Planning Board, Public Works and Inland Water Transport Department, Karnataka Knowledge Commission, KDMC, IISc, leading Academic institutions and any other relevant stakeholders. The Agency shall extract the various plans and proposals and identify any gaps, mismatches with the existing procedures.

ii Collection of data on various layouts developed by KHB, KIADB, KSSIDC, BDA and such other agencies. Collection of data on change of land uses accorded by BDA.

iii Collection of data mainly related to flooding and environment. Some of the aspects that may be considered to assess environmental sensitivity are SPM, NO2, SO2 etc., under air utility and PH, Coliform, Nitrate, Ammonia, BOD, TDS etc., under water quality, Noise levels and risks. Analysis of this data has to be carried out by using various functionalities available in standard GIS Software and appropriate statistical tools.

iv Flood analysis shall be carried out to identify low lying flood prone areas for a particular scenario-based rate of precipitation. (Detailed hydrological analysis of the entire LPA with respect to controlling the frequent flooding

and also to improve the ground water table shall be carried out as part of scope of work).

v Proximity Analysis to be used for identifying gaps in socio-economic like education, health recreation etc.

vi Network analysis can be employed for testing the preparedness to address fire and health emergencies.

vii Since the Government is contemplating expanding Metro, BRTS and introduced Transit Oriented policy and TOD plans, parking policy, Premium FAR and NMT policy , the areas wherein high density with mixed land uses can be permitted to be identified to achieve TOD and areas where it is ideal to integrate various modes of transportation with a focus on mass transit and pedestrian/cycling infrastructure.

viii Review the Climate Action Plan with an objective of planning landsue that is in compliance to the objectives/goals set in the Climate Action Plan for Bengaluru.

ix Review KREDL building codes and prepare report on integration of the same in the zoning regulations.

x The agency shall review the parking policy approved by the GoK with an objective to integrate required regulations for enforcing the policy framework.

xi Urban sprawl analysis needs to be conducted to know the possible trend of development.

xii The approved colour coded zoning maps of the various airport authorities shall be collected and suitable integrated into the geo-spatial database.

Task 2: Review of Current Master Plan its Implementation and enforcement mechanisms.

i The Agency shall undertake a detailed review of the current Master Plan of BDA and the Structure Plan for BMRDA region. The agency shall assess the

impact of the city's development due to International Airport Development, introduction of metro and sub-urban railway system while situating it within the regional context.

ii The agency shall evaluate the overall plan including the methods employed for plan preparation and its effectiveness in implementation. The agency shall identify gaps and critical issues in the Master Plan preparation and implementation including a review of the existing legal framework and governance structure. They shall also review relevant implementation mechanisms for short, medium and long-term time horizon, taking into account feasibility of execution in the prevailing legal and regulatory regime in Karnataka.

iii The Agency shall evaluate enforcement models and propose appropriate methods for effective enforcement of the Master Plan. The Agency's shall also review existing legal, regulatory and institutional framework and make appropriate suggestions of changes to enable the effective implementation of the Master Plan.

iv To this effect, they shall prepare an action plan to address gaps and critical issues. The Agency shall submit detailed technical notes on:

- Analysis of current Master Plan for BDA area and Structure Plan for Bangalore Metropolitan Region Development Authority (BMRDA) region.
- Gaps identified and critical issues in the Master Plan towards ensuring sustainable growth for Bengaluru based on the compact city concept and such other concepts.
- Gaps identified and critical issues in the Master Plan towards integrated cross-sectoral strategies.
- Gaps identified and critical issues in the Master Plan preparation and implementation as applicable to the existing socio-technical-legal-regulatory regime in Bangalore.

- Review of previous relevant implementation mechanisms and leading domestic and international practices.
- Identification and suggest appropriate implementation mechanisms for short, medium and long- term time horizon, taking into account feasibility of execution.
- Evaluation of enforcement models and recommendation of appropriate methods for effective enforcement.
- Review and assessment of existing regulatory and institutional framework and recommendation of its appropriateness suggestions for enabling implementation of Master Plan.
- Action plan for addressing gaps and critical emergent issues with the current Revised Master Plan.

Activity 3: Establish baseline data for 2025-26 and formulate Master Plan objectives

Task 1: Rationalize and establish jurisdictions for planning districts

i The Agency shall analyse and propose a rationalised common planning jurisdiction for all agencies based on the local authority jurisdiction and ward boundaries for seamless integration of data, plans, projects and implementation measures via a consultation / interaction with key Bangalore service utilities including BWSSB, BESCOM, KPTCL, GAIL, BDA and other relevant agencies.

ii For an effective implementation of the Master Plan, the planning district jurisdiction should take into cognisance of Local Planning Areas adjoining to LPA of GBA up to a radial distance of 1.00 Km from LPA limit so as to integrate the adjoining area to LPA with respect to circulation pattern, development, natural features such as Nala, water bodies, Hillocks etc.

Task 2: Prepare base map and existing land-use maps using Ortho Rectified Image provided by Client.

i The Agency shall update the base map and existing land-use and landcover map using ORI provided by the client. The base map should depict key physical and natural features including streams/ drains, water bodies, roads and contours etc. The base map shall also be superimposed on authenticated cadastral data.

ii The Agency shall ground truth and validate the base map using CORS in line with National Geospatial Policy for at least 6 (six) numbers of samples for survey numbers per revenue village.

iii The updation of existing land use and land cover map shall be undertaken by field survey. The agency shall also carry out the structural condition survey of buildings simultaneously during the land use updation survey. The consultant shall undertake a visual assessment of the buildings to identify dilapidated buildings and cluster of dilapidated buildings with an objective to identify areas for renewal /re-development. In addition, the consultant shall also collect secondary data if available for this exercise.

iv The Agency shall update and integrate different layers in geospatial data for different land uses including utility infrastructure (like power and energy, water, sewerage and data lines etc), road and public transport networks, property database. Requisite geospatial data from key agencies should be collected / collated by the agency and integrated with the master geospatial database.

v The Agency shall generate 3D Digital Surface Model and Digital Elevation Model using the high resolution remote sensing satellite imagery. A 2.0 m contour interval contour map shall also be generated. The Digital Surface Model should clearly depict the heights of features/ objects on ground (including buildings, trees, etc.). The Digital Elevation Model shall represent the height information without any information about the surface. Specifications for GIS based Base map and master plan preparation are to be based on AMRUT and to include missing components if any so that, the GIS maps are on par with the mapping standards followed in other cities of Karnataka/India. For preparing large

scale urban base map at the scale as specified by GBA. GBA will facilitate to provide all the available data on the previous Master Plans with BDA.

Task 3: Identify and establish deviations in existing land-use with that of proposed land-use of RMP 2015

i The Agency shall identify and establish deviation in existing land use and circulation data-base map at the scale as specified by GBA compared with that of the land use stipulated in the Revised Master Plan 2015. This detailed exercise will identify and list deviations for each planning districts.

Task 4: Prepare an integrated geospatial database collecting and collating appropriate data

i The Agency shall undertake surveys as specified under Rule 42 of the Karnataka Planning Authority Rules, 1965 to collect data to assess the status of Physical and social infrastructure, Economy, livelihood, land and housing, Transport, communications and connectivity , Risk, vulnerability and potential disaster hot-spots, Heritage and culturally significant places etc., and such other aspects. Agency shall collect the information regarding physical and social infrastructure from concerned line department and shall update the details by conducting physical surveys wherever necessary.

ii The above survey data will be integrated with the master geospatial database at appropriate scale to assist in Master Plan preparation. In order to prepare an integrated geospatial database for the above mentioned aspects, the Agency shall carry-out the following studies and surveys (and any additional surveys that they deem fit) to establish the detailed baseline database.

a) **Ecological Survey:** In an attempt to retain the 'Garden city' tag, a detailed ecological compilation based on secondary data shall be undertaken that would assess the existing flora and fauna (notably: birds, butterflies, mammals, fishes, amphibians and reptiles), and ecological

habitats across the local planning area. The activity shall also map all wetlands (tanks and water bodies), streams and drainage (including inventory of drains and canals), parks and open spaces including forests, all ecologically sensitive and protected areas along with their existing status. An inventory of trees shall be undertaken along all arterial roads and ring roads along with their potential threats due to developmental projects shall be incorporated.

b) Urban heat, Hazard and Vulnerability Survey and Assessment based on Secondary Data:

A detailed hazard risk assessment of the major natural and technological hazards that Bangalore is exposed to; a planning area-based assessment of physical, social, economic and environmental vulnerabilities; leading to an integrated risk multi-hazard risk assessment and an identification of hazard hot-spots in the city and its integration with GIS database. A probabilistic hazard risk assessment over a 25, 50 and 100-year & time horizon should be undertaken. The Agency shall take into cognisance of the Industrial Zoning Atlas prepared by the Karnataka State Pollution Control Board as well.

c) A framework and detailed mapping of Residential, Commercial and Industrial area types in the city shall be prepared based on parameters such as building density, street network and ROW, building typology, etc.

d) **Mapping of Guidance Values:** A detailed mapping based on guidance values for land shall be prepared at appropriate scale within the local planning area.

e) **Hydrographic/Hydrogeological Assessment:**

Urban Flooding represents a significant and frequent problem in Bengaluru caused by inadequate stormwater drainage systems, increased impervious surface areas, and climate change. An assessment of the carrying capacity of the existing drainage systems and its performance especially with a focus on the man -made drainage systems in the GBA limit shall be done for proposing and adopting mitigation measures. The

potential impacts and risks that may arise due to future estimated rainfall on the performance of existing stormwater management systems shall be assessed by considering rainfall intensity, duration, imperviousness from current land use conditions, continued urbanization. The agency shall study and identify important and frequent flooding areas and reasons for failure in surface runoffs, capacity of present drainage systems and propose a robust drainage system with capacity enhancements strategies to mitigate any urban flooding in future. The agency shall collect and review available study reports/research documents/project reports etc from various experts and authorities.

The Agency shall collect information on stream, drain and tank highest flood level (HFL), low water levels (LWL), discharge velocity etc. from available past records, local enquiries and visible signs, if any, on structural components and embankments over a 50-year period. The Agency shall obtain rain fall data at appropriate grid density and the status of ground and surface water and drainage systems, flood prone areas including an analysis of water quality.

The Agency shall also prepare a map showing all the water bodies, including nalas and tanks in LPA as separate layers:

a) as per the revenue records and

b) based on drone imagery data provided.

The agency shall do a structured buffer analysis using various approaches contextualising the usage & applicability of buffer zones & the buffer width requirements along different hierarchies of drain network, within a broader goal of suggesting management measures to protect water resources.

f) **Geological Assessment:** The Agency shall prepare geological maps with data from Geological Survey of India, Department of Mines and Geology and Survey of India. The geological database shall be used to prepare maps at a scale of 1:50,000 for soil, lithology, minerals, and ground water table.

g) **Land suitability analysis :** The consultant shall do a detailed land suitability analysis using multi-variate analysis technique to study land characteristics to arrive at optimal use for specific land parcels and evaluate lands that is suitable for development for various uses. The analysis shall consider natural system constraints, and land compatibility with existing land uses and future development patterns. The land suitability analysis shall ensure that the proposed land uses in the Master Plan is prepared by data driven through detailed land suitability analysis. Some of the components that shall be considered for assessing land suitability/capability are existing land use, soil depth, slope, soil texture, surface water bodies, land values etc., After confirming the details of various water bodies based on the geo referenced and authenticated cadastral maps 'No development zones' shall first be identified based on the presence of the water bodies/natural drains and their buffer.

h) **Heritage and Cultural Assessment:** An assessment of the landscape, built, living and cultural heritage elements in Bangalore at an appropriate scale. The survey and assessment shall also define and identify characteristic landscapes and zones of historic, heritage and cultural value, including existing and potential conservation zones and key features. The outcomes should be integrated into an appropriate GIS database.

i) **Identification /delimitation of CBD areas/ CBD revitalization/ urban redevelopment/renewal project areas: The** consultant shall undertake identification and conceptualization of revitalization projects within the Central Business District (CBD) area with an objective to enhance economic activity, urban character, mobility, public spaces, and infrastructure efficiency. The consultant shall assess the existing CBD conditions, review existing land use, economic activities, circulation patterns, infrastructure, heritage assets, public spaces, environmental conditions, and urban form within the CBD area. Identify issues such as congestion, inadequate pedestrian facilities, parking deficiencies, underutilized land parcels, deteriorated public realm, and infrastructure

gaps. Identify potential CBD revitalization/ redevelopment/renewal projects. Develop broad planning and urban design guidelines for identified projects covering, land use and built form, Zoning regulations, urban design and streetscape standards, Mobility and parking management, public realm enhancement, heritage and environmental considerations, Infrastructure integration, sustainability and resilience measures.

Task 5: Integrated demographic, enterprise and socio-economic and transport research

A series of integrated Desk Research / data collection of households, establishments and enterprises will be undertaken to provide the basis to capture the current demographic, economic and enterprise context and assist in medium and long-term projections based on a structured questionnaire aimed at capturing the dimensions of :

i) Demographic and socio-economic characteristics including age, gender, disability, occupation, social group, consumption basket, assets and income.
ii) Establishment and enterprise type, number of workers and throughput.
iii) Access to infrastructure and public services including power and energy, telecom, water, sanitation, sewerage and solid waste
iv) Level of access to social infrastructure including healthcare, education, recreation and public spaces as per URDPFI Guidelines.
v) Comprehensive mobility patterns, existing circulation patterns, road hierarchy, Network of public transport modes, Multi-modal integration needs, feeder system availability and coverage and last mile connectivity. The study shall identify any unserved areas and extensions required for present and future residential, commercial, employment areas, corresponding infrastructure requirements for extension of services, existing road cross sections of important roads and required modifications to cross sections to ensure seamless transfers and mobility. The agency shall assess the possibility of developing city level green links for walking and cycling infrastructure. The agency shall also assess links / areas for redevelopment

areas fit for developing as exclusive pedestrian zones/NMT zones. The agency shall assess the need for parking infrastructure in core areas and network improvements for the same. Identify congestion corridors and hot-spots. Data from this exercise shall be used to generate an Origin-Destination matrix and that can feed into developing a Transportation Model building on available / existing data from the recent Comprehensive Traffic and Transportation Plan datasets. The data from mobility surveys shall be used for preparing the mobility plan and proposed land use plan. The agency shall utilise secondary sources and carry out surveys wherever necessary to collate the required data.

vi) Identification and delineation of metro station influence zones/TOD influence areas. Land use assessment and development pattern analysis, study of population density, employment concentration, and socio-economic characteristics, Traffic and transportation assessment, Infrastructure assessment including roads, utilities, drainage, open spaces, and social infrastructure, identification of redevelopment opportunities and underutilized land parcels, Integrated metro station Transit oriented development plans with zoning regulations and urban design guidelines.

Task 6: Integrate different sectoral plans with the geospatial database and arrive at population projections

i The Agency shall collect and collate critical sectoral plans prepared and/or under preparation by relevant government agency on Bangalore. The Agency shall extract the various approved, under constructions projects and schemes and integrate with the master geospatial database. The Agency will be responsible for collecting / collating any existing geospatial database and if some of them are not available/ accessible, the Agency will be responsible to create the same.

Task 7: Undertake visioning exercises and formulate the objectives through participative mode at the city scale & Planning district/corporation zone scale

i Following the integration of the land-use, geospatial database, and integrated demographic, enterprise, socio-economic and transport

surveys, the Agency shall prepare an Existing Situation Analyses document, including Strengths-Weaknesses-Opportunities-Threats (SWOT) analysis for identifying key sectoral /cross-sectoral challenges, opportunities and priority areas for intervention.

ii A visioning process will be facilitated to arrive at common city goals, objectives and measurable targets (under each goal) aligned with economic, social, sustainable development and compact city principles through thematic multi-stakeholder consultations via extensive public participation at city-wide & Planning district/ corporation levels, with a strong emphasis on the poor and vulnerable, and marginal areas in the city.

The visioning exercise shall include the following steps

i) Identify main drivers and enablers of growth in the city, recognizing the existing diversity of economic activities.

ii) Formulate economic, social and environmental goals for the city, based on the aspirations, the potential of identified growth drivers and enablers, climate action imperatives, sustainable development principles and the need for resource efficiency.

iii) Linked to each goal, formulate key objectives and set measurable targets under each for the spatial components of the Plan.

iv) Documentation of these processes in print and digital video format will have to be made available to the Client.

Activity 4: Preparation of Draft and Final Master Plan

Task 1: Generate city growth scenarios and alternative futures (minimum three) under a broader framework for compact city growth/other growth principles at the scale of planning district and city.

i. Generate scenarios and alternative futures (minimum three) for the set objectives at the scale of planning district and at city scale. The Agency will

define the specific objectives, principles and criteria required to guide the generation of scenarios and alternative futures.

ii. The scenario generation and alternative futures should have regard to various policy options, strategies and systems for the said horizon years.

a) The overall framing should adhere to structure plan prepared by BMRDA.

b) The objectives of Bengaluru TOD policy to be considered while framing the overall objective of the Master plan.

c) Objectives for preparing the special area zone plan (Local area Plans) under TOD influence areas and CBD areas to be listed.

d) Land value capture, Incentives and mechanisms for Redevelopment, land Pooling and amalgamation

e) Criteria for Key Performance Indicator (KPI)

iii. The agency shall also prepare and submit the Local Area Plans (LAP) for transit-oriented zones for five priority stations that will be identified by the review committee. The agency can review and adopt the methodology proposed by DULT in preparing the detailed TOD plans.

iv. In the process of defining the objectives and generating scenarios, the Agency shall take cognizance of various policies by the Government of India (GoI) notably the National Urban Transport Policy (NUTP), National Transit Oriented Development Policy (NTODP), Metro Rail Policy, National Urban Sanitation Policy (NUSP) by Ministry of Urban Development (MoUD), National Policy for Urban Street Vendors, National Urban Housing and Habitat by Ministry of Housing and Urban Poverty Alleviation (MHUPA), such other schemes related to urban areas published by MOUD, Rajiv Awas Yojana by (MHUPA), URDPFI Guidelines and all other policies and schemes applicable to Bangalore's context.

v. The agency are expected to adopt a granular, place-based approach to evolve contextually relevant scenarios that consider the development potential and capacities of different areas in the city based on the presence of growth drivers, enablers and constraints, and the agreed city vision and goals. For this, the agency shall prepare a methodology and criteria to assess the

development potential of different areas within the LPA, based on parameters such as density of population, economic activity per unit land area, per capita access to infrastructure (with higher weightage given to transport infrastructure), eco-sensitive land areas for conservation etc. Additionally, TOD Zones shall be identified across all Mass Transit Systems including rail-based (i.e. metro rail, suburban rail) and Bus Rapid Transit Systems, as defined in the NTOD Policy. TOD Typology classification and mapping shall be undertaken based on intensity of development and activity, land use mix, socio-economic context, environmental features and the nature of transit facility available. Based on the above, an analytical exercise shall be undertaken to broadly identify areas with potential for development, as well as conflicts, gaps and factors needed to facilitate access to amenities, land value capture and propose strategies for land value capture, sustainability, economic and resource efficiencies.

vi. Accordingly, the Agency shall develop a set of scenarios at regional and city levels based on the identified vision, common city goals, objectives, and targets and assessment of the existing situation and future projections. Each scenario will include the identification of areas for renewal, areas for densification, new growth areas, and prioritized TODs (as corridors or nodes) with necessary augmentation of infrastructure and civic amenities.

vii. Additionally, broad sectoral/cross-sectoral strategies shall be prepared in consultation with relevant agencies, to align with and support these scenarios for compact city growth/other growth scenarios. At the strategic planning level, a preliminary assessment of the economic and financial feasibility along with social and environmental impacts is expected for each scenario, including:

- Demographic, economic, employment and investment forecast
- Integrated land-use and transport, physical and social infrastructure and service demand forecasting
- GHG emissions and resource utilization forecasts
- Legal, regulatory, and institutional development options

viii. The implications of each city growth scenario shall also be assessed at the planning district scale. In defining options, the Agency are expected to pay special attention to the sustainable compact city growth /other growth scenarios and provision of services to the poor and vulnerable. The generation of scenarios and alternative futures should be a combination of policies and physical improvements.

ix. The Agency are expected to use appropriate established methods in arriving at forecasts for different subsystems and use relevant approaches to integrate the outcomes leading to estimates of future land use based on different criteria. The Agency are encouraged to integrate the outcomes of their surveys and data collection with an appropriate GIS-based Planning Support System that would be established within the GBA. Based on this, the Agency are expected to test the effects of various options generated.

Task 2: Preparation of Zoning and form-based Regulations / Development Control Regulations /Guidelines and appropriate recommendations of FAR norms

i. The Agency shall prepare new and revised zoning and form-based regulations for future development. Agency shall explore, evaluate and recommend whether future development can be pursued with the current land acquisition method or evolving town planning schemes or any other mechanism in practice elsewhere.

ii. The agency shall evaluate the appropriateness of building height restrictions prescribed as Floor Area Ratio (FAR) for different land-uses, allowing utilisation of TDR and premium FAR and the sustainability of current regulations.

iii. The agency shall prepare guidelines integrating land-use and transport characteristics along with detailed guideline on density; infrastructure and services norms. They can propose alternative methods to address land use change and its meaningful development promoting four major criteria: (i) social acceptability; (ii) economic viability; (iii) environmental sustainability; and (iv) financial feasibility

Task 3: Evaluate growth scenarios and visualize and arrive at plans and recommendations at different scales through public participation

i. A comprehensive multi-criteria evaluation system with ratings/scoring should be developed in consultation with the GBA and sectoral expert committee to evaluate the growth scenarios. The four major criteria to be considered are: (i) social inclusion (ii) economic efficiency and viability; (iii) environmental sustainability and resource efficiency; and (iv) financial feasibility. These shall consider relevant factors such as socio-economic, environmental and political factors, services to the poor and vulnerable, integration of land-use and transportation, capital and operational costs.

ii. To this end, the Agency shall elicit responses in the form of ratings and preferences through citizen consultations and sample surveys, and with key stakeholder groups by way of focus group discussions (FGDs). This shall be carried out at the spatial scale of planning district and at city scale. Further to receiving responses, the Agency shall identify the preferred growth strategy/scenario through appropriate multi-objective and multi-criteria decision-making methods as mentioned above and prepare recommendations for preferred short, medium, and long term planning strategy along with detailed explanations for the basis for such plans and recommendations.

iii. Further to the identification of recommended growth scenario, detailed sectoral/ cross-sectoral strategies (including that for environment / ecology, economic development, housing, mobility, infrastructure, heritage, disaster management, governance) shall be prepared in consultation with relevant agencies to support the chosen scenario for compact growth. The recommendations will have to be submitted to the Review Committee and sectoral expert committee for evaluation and approval.

Task 4: Draft Master Plan Preparation

i. After the detailed review of Review Committee and Sectoral expert committee and the client's acceptance of the proposed plans and recommendations, the Agency shall submit the Draft Master Plan including

the detailed land use zoning and form-based regulations and development plans with detailed notes including data collected, analysis and methods followed, plans proposed and suggested recommendations. The Agency shall prepare and submit three copies of the Draft Master plan with detailed zoning and form-based regulations and development plans for each Planning district for provisional approval.

Task 5: Statutory Master Plan Review and Consultation Process

i. The Agency and Client shall organize to make available in requisite numbers the Draft Master Plan for public viewing after provisional approval by the Government and undertake public consultations within the Local Planning Area. The client shall notify the provisional approved Master Plan for 60 days and call for public objections and suggestions as per the provisions of KTCP act 1961. GBA will provide for the venue to hold these consultations.

ii. For wider public participation the agency is expected to develop a web application for the public to view the Draft Master Plan proposals and submit objections/ suggestions. The web application shall be interactive and query enabled. The web application may be integrated with the website of the GBA.

iii. Based on the review of comments and suggestions received, the Agency shall undertake final revisions for the detailed zoning regulations and development plans and guidelines as suggested by the Review Committee and sectoral expert committee. The Agency shall undertake due process to ensure that all comments, suggestions and recommendations received from the Client / Review committee / Sector Expert Committee and through the public consultation are addressed appropriately at any stage during the preparation of the Master Plan till the final statutory approval by the Government.

iv. The Agency shall prepare a Compliance Note along with report on Master Plan review and consultation process. In addition, the Agency shall also document the process and outcomes for the review committee. The Agency shall make the Compliance Note available online. The agency shall submit three copies of the Master Plan for Final approval of the Government. Any

suggestions/corrections indicated by Government shall be incorporated by the agency and Final copies of the Master Plan shall be re-submitted for Final approval of Government.

Task 6: Submission of Final Master Plan

i. The Agency shall attend to the Government observations if any and submit the requisite number of the Master Plan document, strategies and guidelines as given in the section on deliverables. The agency shall also provide support to the GBA to host the digital version online via an IMS. The hosting space will be provided by the GBA; necessary software to be proposed and procured by the Agency.

Activity 5: Skill, Knowledge Transfer and Dissemination

Task 1: Assessment of GBA Knowledge Transfer Process

i The agency shall undertake an assessment of the need for and possible scope of professional development and training required for GBA personnel supporting the Master Plan development, Implementation and enforcement and propose a knowledge transfer process plan with timelines. The Agency should ensure that the key personnel in GBA should be provided with necessary training, knowledge transfer at every stage of Master Plan preparation, implementation and enforcement.

Task 2: Implementation of GBA Knowledge transfer process

i Based on the training needs assessment and proposed knowledge transfer process, the Agency shall implement the training and knowledge transfer process. The selected Agency shall also organize half to one day Knowledge Transfer and Sharing Workshop at the time of each deliverables to the selected personnel of GBA. At the end of the assignment two days training cum workshop to be organised by the agency for about 100 participants.

ii Agency shall organise one exposure visit abroad preferably to the City developing on par with Bangalore and has successfully demonstrated best practices in the domain of urban planning and land use & transport integration. The visit shall be organised for 10 officers of GBA to demonstrate

best practices. The visit shall be organised before the draft proposal development stage and as per the dates finalised with the Client. The duration of the visit will be seven days exclusive of travel days. The cost of visit including flight charges, stay and boarding to be borne by the Agency.

iii The knowledge transfer process shall encompass transfer of all data collected by the Agency during the course of Master Plan preparation. All data, in the form of raw data and structured databases (in spreadsheets and/or databases, document form etc.) including the geospatial database shall be submitted in soft as well as hard copy, should be transferred to GBA with copyrights. All the geospatial databases should be handed over in appropriate *.shp file or other appropriate open geo database formats, metadata, data model at various stages of the Master Plan Preparation and at the end of the assignment as recommended by the Review Committee.

iv Further, the Master Plan should be made available in soft-copy to GBA and any other Government office suggested by the Review Committee/Client.

Task 3: Public engagement & RTI response strategy

i After the submission of the Inception Report, the Agency shall in consultation with the Client, prepare an action plan and evolve a RTI response strategy. One of the goals of this exercise is to make the assignment as transparent as possible. Hence the Agency shall be prepared to engage with the public in responding to queries, suggestions and comments on the activity.

Task 4: Public engagement & RTI response implementation

i With an effective RTI response strategy in place, the Agency shall be responsible for supporting GBA officials in responding to queries related to preparation of the Master Plan. The agency will also be expected to engage in public consultations as suggested by the Review Committee from time-to-time and be prepared to provide requisite and appropriate responses to the public on the preparation of the Master Plan, via GBA officials.

Activity 6: Implementation and Enforcement Plan

Task 1: Phasing and Implementation Plan

- The Agency shall develop a detailed phasing plan for Master Plan implementation and enforcement. This should contain recommendations of the key steps and processes that are required to carried out and the timelines for the processes. A detailed GANTT chart listing processes with suggested timelines for implementation shall be included.

Task 2: Enforcement process and protocol development

- The Agency shall also undertake a detailed study on enforcement process and develop protocols to accomplish this. They shall prepare a road map encompassing all activities required to ensure successful implementation and enforcement of the Master Plan including, but not limited to: institutional frameworks, project planning and management, resource requirements, capacity building and enforcement mechanisms.

Task 3: Staffing and Investment Budget for Master Plan Implementation & Enforcement

- On the basis of comprehensive evaluation, the options, the Agency shall identify staffing and investment requirements for Master Plan implementation and enforcement. Accordingly, they shall prepare detailed budget and formulate a short, medium, and long-term investment program for implementation, with a focus on capital investments to be made in the first 5 years, 6-10 years and 11-20 years of the Plan. This will also include possible financial sources and methods for resource mobilization. The Agency shall base this on stated priorities, prioritize the projects and prepare the phased investment plan accordingly. The Agency shall also suggest mechanisms for resource mobilization.

Activity 7: Master Plan Implementation and Enforcement Support

Task 1: The Agency shall assist the Client in Master Plan implementation and enforcement by providing adequate and appropriately staffed support team for one-year, after the statutory approval and notification of the Master Plan. This shall be a minimum four member team with one senior Urban Planning

expert, one urban designer, one GIS personnel, one Transportation expert(junior). The senior urban planner will be designated as Team leader. The staff to be deployed full-time for the entire duration of 12 months.

Task 2: Project Management

(i) Monthly Progress Reports

The Agency shall submit Monthly progress report on the Master Plan implementation and enforcement at the end of every month until the completion of this assignment.

(ii) Project Closure Report

On the closure of the project to the satisfaction of the Client, the Agency shall submit a final project closure report.